MINUTES
PLANNING COMMISSION
February 7, 2023

Chair	:	Bob Bachelor
Members	:	Les Chambers
	:	J D Cameron
	:	Patrick Palmer
	:	Joe Cobb
City Administrator	:	Carl Scott
Recorder	:	Beth Millsaps

Members Not in Attendance: Robin Helmer, Brian Thomason
Audience Member: Kelly Irwin
Chair Bachelor called the meeting to order at 6pm.

APPROVE MINUTES

Chair Bachelor stated he changed the number of homes from 18 to 13 for clarification. On page 2, line 7 between projects and put add "should be". On page 2, line 8, change period after Improvement to comma and change that to it. Page 2, line 15 delete "thrown out". Page 2 line 22 instead of "Chair Bachelor asked he, change he to if". Page 3 on line 4 add is after Mr. Cobb, and add but to line 4 as well between #1 and #2. Page 3 line 15 too many "in" remove one. **MR. CAMERON MADE A MOTION THAT ONCE CORRECTIONS ARE MADE TO APPROVE THE MINUTES FROM JANUARY 3, 2023. MR. CHAMBERS SECONDED THE MOTION, WHICH PASSED BY UNANIMOUS VOTE OF THE COMMISSION 5 TO 0.**

1. ACTION ITEMS –Presentation on Okaloosa Gas Building Project

Mr. Scott made a presentation on behalf of Okaloosa Gas for their $77 million dollar construction on a 4 story building. He said they will be leasing some space out so that will go back on the tax roll. Mr. Scott said this also provides a good opportunity for the city to latch on to CDBG for a giant pool of money, with economic development grant He said normally because of the CDBG qualifications we don't qualify but with this project we would. Mr. Scott said the project has to create 25 high paying jobs; which they will do, 25 entry level jobs, which out of their 200 employees there are at least 25, he said if we apply and get approved, we would have the money to replace the old water tower. Mr. Scott said it would take care of the low pressure problems in the city and also give us room to grow. Mr. Scott said he is going to go before the Commission board at Monday's meeting and ask to apply for grant, he would appreciate the Planning Commissions support. Mr. Scott said gas company will break ground on July 2023, if we get everything inline for the grant we could be on a similar time schedule. Chair Bachelor asked about what would happen to existing building. Mr. Scott said the project will start at the corner and go toward existing structure, then around 2025 they will look to level the old building. Chair Bachelor asked if we need to "approve" this idea and Mr. Scott said no, he would just like to have their support at Monday's meeting.

Ms. Cassell asked what is going on with land across from Coke plant. Mr. Scott said there will be 20 homes built by David Fednozak, that is his development.

2. ACTION ITEMS – Chapter 14 Review

After a brief discussion, Mr. Cameron suggested having a workshop to focus solely on chapter 14. Chair Bachelor agreed, selecting the 3rd Tuesday this month (21 Feb) for the workshop at 6pm. Chair Bachelor said he would also mention this to the City Commission at Monday night's meeting.

3. ACTION ITEMS – Continue Review of Proposed City Projects

It is the consensus of the Planning Commission to leave projects list as is. Mr. Cameron said he would like to include the staging area from DOT also. Mr. Cameron is suggesting a park; Chair Bachelor does not think we own that land. He said the property appraiser's office has unknown as owner.

Mr. Palmer said he would like to see Glen Argygle park used for something for the community. He said there is a slug or film that covers the walk way. Mr. Palmer said the museum and community center use as an over flow for events but would like to look into something functional for all. Chair Bachelor told Mr. Palmer he could feel free to use #18 to add that project, plug in the financial part as we as he can.

Mr. Chambers said with all this work that the Planning Commission is doing, he feels the City Commission should be seeing what they are doing, get some feedback. Chair Bachelor said he will invite the Commissioners and Mayor to the workshop on the 21st at Monday's regular Commission meeting.

ADJOURN

With no further business to discuss, the Planning Commission adjourned at 7:30 pm.

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Bob Bachelor, Chair