

**CITY OF PARKER  
PLANNING COMMITTEE REGULAR MEETING MINUTES  
HELD AT 1001 W. PARK ST, DECEMBER 10, 2024 – 5:00 PM**

Chairman, Mark Rega called the meeting to order with invocation followed by the Pledge of Allegiance.

The following were present: Chairman, Mark Rega, Commissioners Rich Hall, Kyle Merritt, Terence Stryker, City Clerk Ingrid Bundy, City Planner Kevin Boyt, City Attorney Tim Sloan.

**Minutes**

The Committee agreed to shelf the approval of minutes for Regular Meeting November 12, 2024, until the next Regular Meeting on January 14, 2025.

**ITEMS FROM THE AUDIENCE (Non-Agenda)**

Resident David Whaley presented a discussion pertaining to property located at 108 Blackshear. He explained his desire to demolish an existing building on the conforming lot and replace it with a new residential dwelling. He shared the concerns regarding the lot being attached to a parcel that currently contains non-conforming property resulting in non-conforming exemption to be lost. Attorney Sloan advised the Committee to shelf a decision until further discussion with Anchor. Chairman Rega concurred that further discussion with Anchor and Attorney Sloan were merited. Mr. Whaley agreed and provided copies of documents for review.

**AGENDA**

**Application for parcel combination (Parcel # 25575-003-000 & Parcel # 25575-000-000) – 101 and 103 Morris Drive - Wilkins**

Ms. Ellen Wilkins presented the request and explained that the current layout of the parcels limits the use. Ms. Wilkins is requesting the parcels to be combined. A motion for recommendation to Council was made by Commissioner Stryker; seconded by Commissioner Hall. The motion was carried with all voting in favor; 4-0.

**Application for parcel split (Parcel # 25163-000-000) – 512 N 11<sup>th</sup> Street - Farrell**

Mr. Jeremy Farrell presented the request and explained that there are two locations being addressed in this request. The parcel located at 518 N 11<sup>th</sup> Street was not included in the consideration for this meeting and will be considered at a future date. Mr. Farrell explained the desire to split each parcel into two separate lots for future land development.

Chairman Rega clarified that the parcel located at 512 N 11<sup>th</sup> Street is only accessible via the easement located on parcel located at 518 N 11<sup>th</sup> Street. City Attorney, Mr. Sloan, reiterated that the motion needs to include recommendation that the City will be granted access to easement to service lots.

A motion for recommendation to Council was made by Commissioner Hall; seconded by Commissioner Stryker. The motion was carried with all voting in favor; 4-0.

**Application for parcel combination (Parcel # 24920-000-010 & Parcel # 24920-005-000) – 212 S Sudduth Place - Lozada**

Mr. Felipe Lozada presented the request and explained his desire to build a privacy fence to prevent trespassers and remedy the current illegal dumping on his property. Mr. Lozada is aware that the LDR prevents him from being able to erect certain structures on parcel # 24920-000-010 because it is a vacant lot. A motion for recommendation to Council was made by Commissioner Stryker; seconded by Commissioner Merritt. The motion was carried with all voting in favor; 4-0.

**Marriott Review**

Mr. John Bianco represented the developer and presented the details of the proposed major development project. The Committee acknowledged the development will tie into the City of Callaway's sewer and tie into the City of Parker's water. A motion for conditional recommendation to Council with regards to utilities was made by Commissioner Stryker; seconded by Commissioner Merritt. The motion was carried with all voting in favor; 4-0.

**7 Brew Coffee Variance Request**

Mr. Drew Deagon, representative of 7 Brew Enterprises, and Mr. Mason Silavent, Civil Engineer, were present to explain the variance request. The proposed variance is to reduce the accessory building separation from the required 10 feet to 5 feet and to increase the impervious surface ratio to 0.72 from the required 0.70. A motion for recommendation to Council was made by Commissioner Merritt; seconded by Commissioner Hall. The motion was carried with all voting in favor; 4-0.

**Comp Plan Review**

Chairman Rega presented the details for completion of reviewing the Comp Plan. The final eight pages presented no conflict with the LDR. A motion for the recommended changes be submitted to Council was made by Commissioner Stryker; seconded by Commissioner Merritt. The motion was carried with all voting in favor; 4-0.

**DISCUSSION ITEMS BY COMMISSIONERS**

There were no further items to discuss by Commissioners.

With no further discussion the meeting adjourned at 6:25 P.M.

Approved this 14th day of January, 2025.

  
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Mark Rega, Chairman

1/14/25  
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Date

  
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Ingrid Bundy, City Clerk

1/14/25  
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Date