



**CITY/COUNTY PLANNING BOARD**

**TUESDAY, APRIL 14, 2026 at 4:30pm**

Members	Position	01/13/2026	01/27/2026	02/10/2026	02/24/2026	03/10/2026	03/24/2026	04/14/2026	04/28/2026	05/12/2026	05/27/2026	06/09/2026	06/23/2026	07/14/2026	07/28/2026	08/11/2026	08/25/2026	09/08/2026	09/22/2026	10/13/2026	10/27/2026	11/10/2026	11/24/2026	12/08/2026	12/22/2026
		Jim Ronquillo	Billings Ward I	1	C	C	C	1	1	A															
Roger Gravgaard	Billings Ward II	1	C	C	C	1	1	1																	
Dennie Stephenson	Billings Ward III	1	C	C	C	1	1	1																	
John Staley <b>PRESIDENT</b>	Billings Ward IV	1	C	C	C	1	1	1																	
David Nordel	Billings Ward V	V	C	C	C	A	A	V																	
Troy Boucher	YC District 1	1	C	C	C	A	V	1																	
Dennis Cook, <b>VICE PRESIDENT</b>	YC District 2	1	C	C	C	1	1	1																	
Vacant	YC District 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vacant	YC District 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vacant	YC District 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Alexis Bonogofsky	YC District 6	1	C	C	C	A	A	A																	
Vacant	YC District 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Scott Reiter Megan Trevino	Ex-Officio SD2	1 A	C C	C C	C C	1 A	1 A	A A																	

Please note: "A" stands for excused absence, "1" stands for present, "V" stands for Zoom participation, "C" stands for Canceled

**Call the Meeting to Order:** President Staley called the meeting to order at 4:32 PM

**Introduction of Planning Board Members and Planning Department Staff**

President Staley called for introductions of the members of the Planning Board and staff.

**Attending Staff:** Wyeth Friday, Planning & Community Services Director, Dave Green, Planner II; Brenda Berns, Planning Clerk

**Others in Attendance:** Taylor Kasperick, Performance Engineering

**2. Approval of Agenda**

**Motion**

Motion by Board member Stephenson to approve the agenda as submitted. Second by Board member Cook. Motion passed unanimously.

**3. Approval of Minutes: March 24, 2026**

**Motion**

Motion by Board member Stephenson to approve the March 24, 2026 meeting minutes. Second by Board Member Boucher. Motion passed unanimously.

**4. Public Comment:** No public comment was received.

**5. Disclosure of Outside (Ex-Parte) Communication** – None disclosed.

**6. Disclosure of Conflicts of Interest** – None disclosed.

**7. Old Business** – No old business.

**8. New Business**

**a. Central Avenue Major Subdivision – Preliminary Plat Review. Presentation and Discussion. Dave Green, Planner II**

Dave Green presented an overview of the proposed subdivision, including its location and phased development approach. The project includes two variances related to connections and block dimensions. Board members asked clarifying questions about the site, including its proximity to the Cloverleaf area, which was confirmed. Additional discussion noted that a Traffic Impact Study has been completed, and the developers will be responsible for any applicable impact fees.

**Recommendation**

Staff recommends conditional approval, subject to five conditions, and approval of the two requested variances.

A Public Hearing will be held at the next Planning Board meeting on April 28, 2026. City Council is scheduled to review and act on May 26, 2026.

**Board Questions**

Board members discussed roadway conditions, potential improvements, and future infrastructure needs related to the subdivision. Questions were raised about traffic impacts, including possible turn lanes and road connectivity.

**Applicant's Agent:**

Taylor Kasperick, Performance Engineering

Mr. Kasperick described the project's phasing, noting that initial development will focus on residential lots, with commercial development planned for a later phase in conjunction with zoning approvals. Traffic and infrastructure were discussed, including findings from the Traffic Impact Study, which recommends turn lanes to improve east–west traffic flow. A signalized intersection is planned and already under contract, intended to help manage traffic without requiring road widening. Coordination among multiple developers and with the City was emphasized to ensure efficient construction sequencing.

Roadway alignment and access planning were also reviewed, including coordination with City Engineering to refine connections across multiple properties. The overall subdivision includes a mix of residential and commercial lots of varying sizes.

**Board Questions**

Board members discussed access and circulation for the commercial portion of the development, including concerns about curb cuts and high-traffic uses. Questions were raised about adjacent roadway development, including 44th Street, which is being developed separately. Board members expressed safety concerns about drivers potentially bypassing signalized intersections, suggesting traffic calming measures as a possible solution.

It was noted that traffic impacts will be addressed by the developer and noted that future connectivity, including the extension of Broadwater Avenue, is expected to improve east–west traffic flow. Broadwater is planned as a collector road and will be constructed to applicable standards. Comparisons were made to similar traffic patterns observed in other areas.

## **Other Business**

Wyeth provided an update on the MLUPA process, noting that City Council is expected to take action in May ahead of the legislative deadline of May 17, 2026. Additional meetings have been held with the Interim Planning Commission (IPC), along with work sessions with City Council, to maintain progress and continue discussions leading up to the April 29th meeting, when a recommendation will be made to City Council.

Mr. Friday also noted that MLUPA requirements will necessitate changes to the current planning structure, including the formation of a Planning Commission and adjustments to city representation. Coordination between city and county boards is expected to continue, though details regarding consolidation are still being worked out, particularly in relation to the City of Laurel, which will continue to operate independently.

Mr. Friday shared updates from Community Planning Week and highlighted the ongoing public survey available on the website. He noted strong public engagement, particularly through map-based comments, which are being compiled and analyzed to inform the IPC and City Council. An upcoming IPC meeting is scheduled for April 21 at 12:00 p.m., with City Council members invited to attend.

Additional outreach was conducted at Oasis Water Park for the Heights Neighborhood Plan, with good attendance and community participation. Staff are currently compiling feedback from that event. Work is also nearing completion on the final draft of the West End Neighborhood Plan.

The next Planning Board meeting will be Tuesday, April 28, 2026

## **Adjournment 5:20PM**

*Brenda J Berns, Planning Clerk*