



Planning and Zoning Commission Meeting  
Moscow Mills City Hall  
October 3, 2022 6:00p.m.

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**Motion to Open the Meeting**

Motion to open the meeting was made by Gerry Green and seconded by Mike Gantner. Motion passed 5-0.

**Roll Call**

Attendance was taken at 6:00p.m. with Patrick Flannigan, Gerry Green, Greg Mansfield, Erin Shocklee, and Mike Gantner present. The City Engineer A.J. Girondo was also present. James Rutledge and Christine Shoemaker were absent.

Representing Briarwood Commons was Donny Roettger (owner) and John Stanek (engineer). Julian Skyler was also present.

**Minute approval from August 2022 Meeting**

No meeting was conducted in September resulting in a delay in the August meeting minutes and no minutes for September. Motion to approve the August meeting minutes was offered by Gerry Green and a second was offered by Patrick Flannigan. Motion passed 5-0.

**Old Business**

No Old Business was left from the prior month.

**New Business**

**Site Plan for Briarwood Commons – Donny Roettger 35 Oak Creek Dr. Moscow Mills**

Mr. Roettger submitted Site Plans for Briarwood Commons for P&Z Commission approval. The development includes 22 quadplex town homes and 2 triples town homes. The City engineer issued a letter of approval contingent on coordination with U.S. Wildlife & Army Corp of Engineers for tree clearing, determining the capacity of the lift-station, and the stipulation if any grading happens in the floodplain a flood study would be required.

A motion to approve Site Plans for Briarwood Commons was submitted by Erin Shocklee and a second by Mike Gantner. The motion passed with a 5-0 vote.

**Updates from the Board of Alderman Meeting**

Updates of water projects extending water & sewer to Crab Orchard Subdivision. Discussion of water extension main to the new Firehouse.

**Discussion**

Discussion of the depletion of the water supply for the City resulting in 2 Advisory Boil Orders ensued. The Commission expressed concern that they were approving new developments and did not know if we had the infrastructure to handle the situation. The Mayor passed out a Fact Sheet with all the statistics for our water supply. The facts show that we have on an average 39% of our current capacity is utilized and 73% of our peak capacity is utilized. These percentages are before we include our new well scheduled to be drilled before the end of the year.

**Adjournment**

A Motion was made by Mike Gantner and a Second was made by Gerry Green. Motion passed 5-0

**RESPECTFULLY SUBMITTED:**

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Greg Mansfield  
P&Z Chairman

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Christine Shoemaker  
P&Z Secretary