



DeSoto County

Planning Commission

Meeting Minutes - Draft

Tuesday, September 2, 2025

5:30 PM

CALL TO ORDER

Chairperson Bill Martin called the meeting to order at 5:30pm.

PLEDGE OF ALLEGIANCE

Chairperson Bill Martin, led the pledge of allegiance.

ROLL CALL

Present	Chairperson Bill Martin, Council Member Erik Howard, Council Member Allen Reesor, and Ex officio LPA school board appointee Jami Schueneman
Absent	Vice Chairman Brian Young, and Council Member Lynn Banish

SET OR AMEND THE AGENDA

A motion was made by Council Member Howard , seconded by Council Member Reesor, that this agenda be set as presented. The motion carried by the following vote:

Aye:	Chairperson Martin, Council Member Howard, and Council Member Reesor
Absent:	Vice Chairman Young, and Council Member Banish

PUBLIC FORM FOR NON-AGENDA ITEMS

PROOF OF PUBLICATION: MOTION TO FILE PROOF OF PUBLICATION

A motion was made by Council Member Howard, seconded by Council Member Reesor, that Proof Of Publication be approved. The motion carried by the following vote:

Aye:	Chairperson Martin, Council Member Howard, and Council Member Reesor
Absent:	Vice Chairman Young, and Council Member Banish

1. Proof of Publication

<u>Attachments:</u>	Publishers Affidavit-EAR Property Co Tear Sheet-EAR Property Co Publisher Affidavit-Liverpool Tear Sheet-Liverpool
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MEETING MINUTES

2. Planning Commission meeting minutes from August 5, 2025

Attachments: [8-5-2025 PC Meeting Minutes-Draft](#)

A motion was made by Council Member Howard, seconded by Council Member Reesor, that the Minutes be approved. The motion carried by the following vote:

Aye: Chairperson Martin, Council Member Howard, and Council Member Reesor

Absent: Vice Chairman Young, and Council Member Banish

DEVELOPMENT DIRECTOR COMMENTS

Misty Servia Planning Director thanked the commissioners for their service and stressed the need for alternates to ensure a quorum and avoid costly disruptions. She also distributed the tentative 2026 meeting calendar.

ACTION ITEMS

Valerie Vicente County Attorney explained county procedures for Quasi-Judicial. The Clerk administered the Oath to all who wished to speak at the hearing.

3. Ordinance / EAR Property Co / RZNE-0069-2025

Attachments: [2025-08-12 RZNE-0069-2025 EAR Property SR PC](#)
 [Location Map](#)
 [FLUM](#)
 [Zoning Map](#)
 [2025-08-12 RZNE-0069-2025 EAR Property Ord PC](#)

Misty Servia presented a request to adopt an ordinance for rezoning to correct an error made in a prior rezoning. The existing parcel with an existing home on Liverpool Road was mistakenly included in a larger PUD rezoning with the Harbour Lakes PUD. The applicant requested to return the site to its original A5 zoning. Staff reviewed the request against the comprehensive plan and land development regulations and found it compliant for approval. Tom Sacharski, with RVi Planning + Landscape Architecture, as well as a neighboring property owner voiced their support of the rezoning. Commissioner Howard made a motion to close the public hearing, seconded by Commissioner Reesor. The vote carried unanimously.

A motion was made by Council Member Howard, seconded by Council Member Reesor, that this Ordinance be recommended for approval. The motion carried by the following vote:

Aye: Chairperson Martin, Council Member Howard, and Council Member Reesor

Absent: Vice Chairman Young, and Council Member Banish

**4. Ordinance / Robert M. & Barbara G. Tiffany Co. Trs (Liverpool PUD)
RZNE-0061-2024**

Attachments: [GS 2025-08-22 RZNE-0061-2024 Liverpool SR for PC](#)
 [Location Map](#)
 [FLUM](#)
 [Zoning Map](#)
 [24004890-PUD-03 PLAN 2025-04-15](#)
 [GS 2025-08-22 RZNE-0061-2024 Liverpool Ordinance for PC](#)

Misty Servia presented a request to adopt an ordinance to rezone two contiguous parcels totaling 124.07 acres, located on Liverpool Road west of Highway 17, from RMF-6 to Planned Unit Development (PUD). Staff confirmed that the project complies with PUD and rezoning standards and recommended conditions addressing utility capacity, traffic studies, buffering, sidewalks, and state/federal wetland permitting. The applicant, D.R. Horton, is seeking approval for up to 371 residential units across two phases, including amenities, open space, stormwater facilities, and road connections. They also requested deviations from certain conditions, citing an existing utility capacity agreement, a willingness to address off-site improvements, and a need for flexibility regarding buffer and sidewalk requirements. Transportation analysis indicated fewer daily trips than currently entitled uses, and proposed interconnections with the adjacent Harbor Lakes PUD are expected to improve traffic circulation. Environmental surveys found no listed species of concern, and wetlands on the site will be preserved. Several community members voiced concerns about infrastructure, access to Liverpool Road, wastewater drainage, and the potential strain additional housing could place on the area. Further discussion focused on road access, the railroad crossing, improvements to Liverpool Road, and the interconnection with Harbor Lakes. Committee members also questioned the requested deviations. Misty Servia expressed reservations, stating she could not support the proposal without confirmation from the utility and engineering departments. Additional dialogue took place between staff and the applicant regarding the proposed conditions and deviations. Council Member Howard moved to close the public meeting, with Council Member Reesor seconding. The motion carried unanimously. Following further board discussion, Mr. Howard requested approval contingent upon staff-recommended conditions and asked that the proposal be presented to the Board of County Commissioners alongside the hearing for the adjacent southern PUD.

A motion was made by Council Member Howard, seconded by Council Member Reesor, that this Ordinance be recommended for approval. The motion carried by the following vote:

Aye: Chairperson Martin, Council Member Howard, Council Member Reesor, and Ex officio LPA school board appointee Schueneman

Absent: Vice Chairman Young, and Council Member Banish

PLANNING COMMISSION MEMBER REMARKS

NEXT MEETING

ADJOURNMENT

Being no further business before the Planning Commission, Chairperson Martin adjourned the meeting at 8:00PM

CHAIRPERSON
BILL MARTIN

DATE
09-02-2025

5. Supplemental Documents Planning Commission 09-02-2025

Attachments: [supplemental documents Planning 09-02-2025](#)
 [Liverpool PUD - Planning Commission PPT](#)

NOTE: For quasi-judicial matters, any party desiring a verbatim record of the proceeding of this hearing for the purpose of an appeal is advised to make private arrangements for the production of a record and anyone wishing to present documents or other written evidence to the Board must provide eight (8) copies of the written material. If special accommodations are required in accordance with the Americans with Disabilities Act, individuals should contact the County Administrator's Office by calling 863-993-4800 at least forty-eight hours prior to the hearing.