

**MUNICIPAL PLANNING COMMISSION  
REGULAR SESSION MINUTES  
November 19th, 2025  
6:00 pm  
Red Bank Court Room  
3117 Dayton Boulevard**

**I. CALL TO ORDER**

**II. ROLL CALL**

1. Sonja Millard - present
2. Blake Pierce – present
3. Robin Pipkin-Parker - present
4. Ben Richards - present
5. Kate Skonberg - absent

**III. INVOCATION**

**IV. PLEDGE OF ALLEGIANCE**

**V. CONSIDERATION OF THE MINUTES**

1. October 22, 2025 – Commissioner Millard motioned to approve the minutes, Commissioner Richards seconded, the motion carried unanimously

**VI. NEW BUSINESS**

1. Review of city acquisition of Hill Pointe HOA property
  - a. Staff presentation – Michael Pham
    - Pham presented the plat which reflects the donation of total 6.87 acres of land to the city of Red Bank. The city commission passed a resolution in August for the Trust for Public Land to mediate between the Hill Pointe HOA and the city of Red Bank regarding the donation. The plat shows the dissolution of lot lines on parcel 126 E A 006 and 126E A 006.01 so that the 6.87 acres becomes part of the White Oak Park parcel 126E A 002. The donation is part of “The Field” project, a historical restoration initiative of a county cemetery. Part of the cemetery lies on a portion of the land being donated. With this land under the city ownership, the city and community partners will be better positioned to move the project forward. One of the resulting lots, 126E A 006.01 is being established as a legal non-conforming lot and is not suitable for development. This is reflected in the final plat.
  - b. Public comment - none
  - c. Discussion/vote
    - Commissioner Richards motioned to recommend approval, Commissioner Pipkin-Parker seconded, the motion carried.
2. Review of 2026 planning commission meeting schedule
  - a. Staff presentation – Michael Pham
    - Pham presented the schedule of work and regular sessions for 2026 with two edits to November and December due to holidays.
    - Commissioner Pipkin-Parker motioned to approve, Commissioner Richards seconded, the motion carried.
3. Planning commission training update
  - a. Staff presentation – Michael Pham

- The city has provided an online Planetizen training course for planning commissioners to fulfill the state requirement that planning commissioners complete 4 hours of training. While the Planetizen course provides more than 4 hours of training, staff prepared an in-person training exercise regarding regional transportation connectivity for the planning commissioners to participate in.

**VII. ADJOURNMENT – The meeting adjourned at 7:15 PM**

**Chairperson** \_\_\_\_\_