

MINUTES

Monday, March 14, 2016
Planning Commission Meeting
Council Chambers-Glennon Center Lower Level
7:00 p.m.

<p>1. Call to Order</p>	<p>Tom Weir, Chair, called the meeting to order.</p> <p>Present: Tom Weir, Ken Huber, Kathy Masters, Jerry Church, Doug Burns, Chris Leonard and Susan Britt (staff), David O’Neal (Council Liaison)</p> <p>Absent: Alejandro Donoso</p>
<p>2. Approval of Minutes</p> <p>a. Feb. 8, 2016</p> <p>b. Feb. 16, 2016</p>	<p>Chris Leonard pointed out a spelling error on page two of the Feb. 8 minutes. Should be “stream” instead of “steam”.</p> <p><u>MOTION</u> Kathy Masters motioned to approve the minutes for Feb. 8 as amended. Ken Huber seconded.</p> <p>VOTE: Ayes, Unanimous</p> <p><u>MOTION</u> Kathy Masters motioned to approve the minutes for Feb. 16 as presented Jerry Church seconded.</p> <p>VOTE: Ayes, Unanimous</p>
<p>3. New Business</p> <p>a. Approval of Final Plat for Lakeridge (AKA Gardendale) Phase 2 Pod E Map 2</p> <p>b. Provide a Report on the Survey and</p>	<p>Susan Britt presented the Subdivision Summary and reviewed the Final Plat Checklist. (Attached to the minutes and official record). Based on the Technical Team Review, Staff recommends approval of the Final Plat.</p> <p><u>MOTION</u> Kathy Masters motioned to approve the Final Plat for Lakeridge (AKA Gardendale) Phase 2 Pod E Map 2 Jerry Church seconded.</p> <p>VOTE: Ayes, Unanimous</p>

<p>discuss Focus Group regarding Revisions to Zoning Code, Article IX, Section 19-137 (Signs)</p>	<p>Kathy Masters provided a report on the draft of the survey that she and Doug Burns had developed. They recommended that two surveys be distributed, one to residents and one to business owners, each with a different focus. She reviewed the draft questions (Attached to the minutes and official record) and requested input. It was suggested that the survey may not only be distributed via email but also via the TCUD utility bills.</p> <p>Discussion ensued on how to make the rules clear in regards to temporary signs in both residential and commercial areas. Enforcement of the existing regulations was discussed. It was noted that due to a shortage of staff there is no enforcement on Sundays.</p> <p>How to get input from businesses was also discussed. Perhaps assistance could be provided by the Chamber of Commerce.</p> <p>Chairman Weir then asked for public input. Council Liaison O’Neal stated that there was an issue with political signs. Perhaps it would be helpful if information was distributed regarding what you could do instead of what you couldn’t. Walt Krasinski asked about the time limits for political signs. Chairman Weir advised both Mr. O’Neal and Mr. Krasinski that all regulations regarding political signs was removed from the Zoning Code in 2013. Instead these were to be treated as any other Temporary sign.</p> <p>Ms. Masters said that she would revise the draft survey based on input provided and would send it on to staff for review.</p>
<p>4. Public Comments</p>	<p>No additional comments</p>
<p>5. Council Liaison Comments</p>	<p>Mr. O’Neal stated that 4 members’ terms were expiring and that Council had received 11 applications for the positions. The Council would finalize the appointments at their March 21st meeting.</p>
<p>6. Commissioner’s Comments</p>	<p>Mr. Leonard stated that based on review of the business zoning districts that perhaps more of a differentiation be made between the B-1 and B-2 districts. Ms. Britt stated that what created the distinction between the two was the permitted uses in each. She also stated that she would review for perhaps a text change at a later date.</p> <p>Mr. Leonard also stated that perhaps the Commission needed to look at the areas adjacent to the City’s borders and how they could be planned for potential future</p>

	annexation and expansion of the City’s boundaries. Ms. Britt stated that perhaps the Commission could discuss the development of small area plans for these areas at their April meeting.
7. Chairman’s Comments	None.
8. Staff Comments	<p>Susan Britt updated the Commission on active and proposed projects. She also reviewed a draft of the neighborhoods map that was one of the Comprehensive Plan strategies.</p> <p>Ms. Britt reminded the Commission of the March 21st special meeting.</p>
9. Adjournment	<p><u>MOTION</u> Kathy Masters motioned to adjourn. Ken Huber seconded.</p> <p>VOTES: AYES Unanimous</p>