



Lavon Planning & Zoning Commission Meeting & Public Hearing Meeting Minutes

P. O. Box 340 – 120 School Rd.

Lavon, TX 75166

Ph. 972-843-4220 Fax 972-843-0397

January 24, 2012

I. MEETING CALLED TO ORDER AT 7:01 P.M. BY CHAIRMAN SMITH

Members Present:	Seat Two	David Barnhart
	Chairman	Trey Smith
	Seat Four	Bill Bonney
	Seat Five	David Rosenquist

Members Absent:	Seat One	Ernest Cody
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Staff Present:	City Secretary	Linda Ardis
	City Manager	Mike Jones

Council Present:	Deborah Nabors	P & Z Liaison
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II. CHAIRMAN SMITH TO LEAD THE COMMISSION AND VISITORS IN THE PLEDGE OF ALLEGIANCE

Chairman Smith led the P&Z Commission in the Pledge of Allegiance.

III. INVOCATION

Chairman Smith led the Invocation.

IV. ITEMS OF INTEREST/P&Z COMMISSIONS COMMUNICATIONS

Members of Planning & Zoning Commission have the opportunity to notify others of community events, functions and other activities. There will also be an opportunity to briefly comment on P&Z Commission business, City operations, projects and other items coming before the Planning & Zoning Commission.

City Manager Jones told the Commissioners the I.T. person had resolved the issue on the server, and the server was now functioning properly. The Commissioners should have full access to all documents.

EDC Board Member Kay Wright told the P & Z Commissioners that an EDCB Committee was reviewing the EDCB Element for the P & Z Comprehensive Plan.



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V. CONSENT AGENDA

A. Planning & Zoning Commission to Consider and Act on approval of the Consent Agenda:

1. January 10, 2012 Planning & Zoning Meeting Minutes*

The Commissioner requested two changes be made to the minutes.

Motion: Chairman Smith, "I move we change the word "approved" to "reviewed" on page two, in the first sentence in the last paragraph."

Second: Commissioner Bonney

In Favor: Commissioner Barnhart, Commissioner Bonney, Chairman Smith and Commissioner Rosenquist

Opposed: None

Motion: Passed

Motion: Commissioner Barnhart, "I move we remove whatever letter is behind the City logo."

Second: Commissioner Rosenquist

In Favor: Commissioner Barnhart, Commissioner Bonney, Chairman Smith and Commissioner Rosenquist

Opposed: None

Motion: Passed

VI. PUBLIC RECOGNITION

None

VII. CITIZENS' COMMENTS

Citizens, who wish to address the Planning & Zoning Commission, may discuss matters not on the agenda and who have not previously expressed to the Commission or City Hall a desire to discuss such matters. The only response from the Commission can be to request these items to be placed on a future agenda for action.

None



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VIII. PUBLIC HEARING

Before the Public Hearing began, Commissioner Barnhart recused himself from any discussion or voting during the Public Hearing due to personal conflict.

A. Public Hearing to receive Public Comment on a Special Permit Application for a Boarding House/Scrapbooking Retreat located at 660 Lakeridge Drive, Lakeridge Meadows Addition, Block C, Lot 17.

1. Chairman Smith to open Public Hearing

Chairman Smith opened the Public Hearing at 7:20 pm.

2. Chairman Smith to open floor to Public Comment

Chairman Smith opened the floor to Public Comment at 7:20 pm.

Carla Crouse, the Applicant, residing at 660 Lakeridge Drive was the first to speak. She read her statement to the Commissioners which is attached as Exhibit "A". Mrs. Crouse presented a signed copy of neighbors within 200 yards of her house stating that they had no objections to her opening a home based scrapbooking business and her residence being rezoned as a boarding house which is attached as Exhibit "B".

City Manager Jones, Deborah Nabors, who is the City Council liaison for the P & Z, Commissioners Bonney, Rosenquist and Smith also asked questions and spoke.

Citizens Kay Wright, Michael Dyess and Steve Crouse spoke in favor of the application. Sheila Goeger, Dianne Steele, A.W. Steele and Dale Nabors spoke in opposition of the application.

3. Chairman Smith to close floor to Public Comment

Chairman Smith closed the floor to Public Comment at 8:27 pm.



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4. Chairman Smith to close Public Hearing
Chairman Smith closed the Public Hearing at 8:27 pm.

IX. ITEMS FOR DISCUSSION

None

X. ITEMS FOR CONSIDERATION AND ACTION

- A. P & Z Commission to Consider and Act on a Recommendation to the City Council on a Special Permit Application for a Boarding House/Scrapbooking Retreat located at 660 Lakeridge Drive, Lakeridge Meadows Addition, Block C, Lot 17.

Motion: Commissioner Rosenquist, "I make a motion to recommend we deny the Special Permit Application for a Boarding House/Scrapbooking Retreat located at 660 Lakeridge Drive, Lakeridge Meadows Addition, Block C, Lot 17."

Second: Commissioner Bonney

In Favor: Commissioner Bonney and Commissioner Rosenquist

Opposed: Commissioner Smith

Motion: Passed by majority rule

- B. Planning & Zoning Commission to Consider and Act on formalizing Methods of Communication. (Nabors)

City Council liaison for the P & Z, Deborah Nabors, handed out the updated version of the flow chart and narrative. There was a brief discussion.

Motion: Chairman Smith, "I move we approve the Methods of Communication as submitted."

Second: Commissioner Rosenquist

In Favor: Commissioner Barnhart, Chairman Smith, Commissioner Bonney and Commissioner Rosenquist

Opposed: None

Motion: Passed



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C. Planning & Zoning Commission to Consider and Act on Draft Elements to be sent to the City Council for approval and recommendations. (Smith)

The Commissioners discussed the element dates and style. The updated and clarified PDF copies will be placed on the next agenda.

D. Planning & Zoning Commission to Consider and Act on Comprehensive Plan. (Smith)

Commissioner Barnhart told the Commissioners he would talk with EDC Board Member Chris Kane concerning the EDC Board Element. No action was taken on this item.

XI. SETTING FUTURE MEETINGS AND AGENDAS

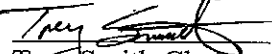
Planning & Zoning Commission members and staff may request items be placed on a future agenda or request a special meeting be called. Each request that passes by a majority vote will be placed on the schedule by the City Secretary.

City Manager Jones and City Council Member liaison for the P & Z, Deborah Nabors, requested a discussion on the structure of the Comprehensive Zoning Ordinance at the next meeting.

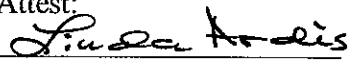
XII. CHAIRMAN SMITH TO ADJOURN PLANNING & ZONING COMMISSION MEETING

Chairman Smith adjourned the Planning & Zoning Meeting at 8:59 p.m.

Duly passed and approved on this 24th day of April, 2012.


Trey Smith Chairman

Attest:


Linda Ardis, City Secretary

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My name is Carla Crouse and I am looking to turn my home into a scrapbooking retreat.

Our Family Moved to Lavon in 2006. We live in the Lakeridge Meadows subdivision. We love our neighbors, the acre lot, and our home with 6 bedrooms and 4 bathrooms.

This idea of starting my own retreat developed from a bad experience I had while attending a retreat south of Dallas. My friend and I went only as last minute fillers for a group of 20 ladies. There was a lot of drama that went on amongst the group that made the weekend miserable. On the drive home my friend and I thought we would look for a smaller retreat next time we wanted to go and then we could have the retreat to ourselves without the drama. So I started the search online and couldn't find any – my friend suggested that I start one. I dismissed the idea at first and then thought why not.....I have plenty of space, I have a food managers license and I like to cook, and I would have people to scrapbook with all the time. So I called Code Enforcement with the City of Lavon and told them about my idea and asked if I needed a business license and if there was going to be anything special I was going to have to do. Code Enforcement said that they didn't think it was going to be a problem as long as their wasn't a noise issue for the neighbors and to make sure the scrappers didn't park in the street causing a hazard for those driving by.

So I went ahead and filed my business name with Collin County, got my website up and running, purchased my extra beds and linens. After several months I finally got a few bookings and found that they loved my cooking and enjoyed the large scrapbooking space and use of all my tools. I found that I loved sharing the knowledge I have along with getting inspiration from my guests.

It wasn't until I got a notice from the City in Mid December did I know that there was a problem. Since then, I have done everything possible to comply and correct any issues so that I can continue providing a loving environment for a small group of people to get together and share this hobby.

Your photos aren't just pictures, they represent a history that you will pass along to future generations. Many people don't have the luxury of leaving their pictures, tools, paper and scrapbooking supplies out full time and the only time they get to scrapbook is when they get away from their busy lives and spend the weekend with friends re-living these precious moments in time.

I have talked to all my neighbors that border my house within 200 yards, in addition to others in the neighborhood, and have gotten them all to sign that they have no objections to my opening a home based scrapbooking business and to being re-zoned as a boarding house.

Many of these people are my friends and asked if they should come and support me tonight but I told them I didn't think it would be necessary at this time. However, I see some have showed up anyhow, THANK YOU for coming....

Scrap bookers are mature adults whom tend to be nurses and teachers. They come to a retreat to get away from their busy lives and want to be pampered while they record their memories in a creative way.

These are ladies who rent scrapbook space so they can leave their supplies out for three days, not have to cook, clean or deal with the kids and husband. Eat when they are hungry, sleep when they are tired and socialize with their friends sharing memories.

I am not renting rooms to the out of town business man who has a meeting down town, or groups of people who are out to vandalize the neighborhood. I'm not feeding food to the homeless. These people are NOT coming to eat my food or sleep in my beds – they come to scrap book - and the rest is a bonus.

This retreat brings good people into the city of Lavon. They go to the Dollar Store when they have forgotten their toothbrush. They stop at Mo's and get gas on their way back home. We make Ice Cream runs to Sonic late at night when there are cravings. I support the local scrapbook store in Greenville by taking the ladies there to shop. I used a local business to re-do my front flower beds to make the initial view more appealing.

I had a lady come in from Garland who was looking to move and loved the area, the big lots, how quiet and friendly the neighborhood was that she immediately got on the internet and looked at what houses were for sale in the area. All of these things wouldn't have happened if it weren't for the retreat.

Lets face it - Scrapbooking retreats operate out of homes and they are popping up all over. The one in Wylie just opened in August. There is one in Royce City that just opened last year. There are three in McKinney that stay full at 20 people all the time..... Their not in strip centers or in hotels – They operate in residential homes.

Upon booking a retreat, I fill out an information sheet that asks if they have any food allergies and or special needs that I need to be aware of ...I make sure that all guests are able to climb the stairs. Upon arrival, they're given a tour and the rules of the house are discussed. (No open flames inside the home, designated smoking area)

When the scrap bookers come they sleep in the three bedrooms and shower in one of the two bathrooms upstairs (they have all of upstairs to themselves.) and they all eat family style. Each scrap booker has a 6 foot table and chair for their personal space and they have use of all my scrapbooking tools. Each person gets a little gift from me each visit no matter what and I go out of my way to make them feel comfortable and special. These people are paying for scrapbooking space and use of my tools – all the rest is complimentary. The price does not change if they choose to eat elsewhere or go home to sleep. It is still the same price.

For my neighbors – they wouldn't even know anything was going on except that I have extra cars in the driveway or they see guests packing or unpacking. The ladies aren't noisy, they don't usually leave the scrapbooking room except to eat, sleep and go to the bathroom. Unless we make a trip to the scrapbook store.... They don't come and go from my home either. This retreat creates about four extra bags of trash a weekend and about three extra loads of laundry.

I really can't imagine this scrapbooking retreat hurting anyone or creating a huge burden on anyone. My husband and son are completely on board with it and don't mind my bragging about them to the ladies. They come and go as they need to and enjoy the extra deserts.

In conclusion, I am asking Planning and Zoning to grant me permission to operate this small scrapbooking retreat in my home. Thank you in advance for your time and consideration.

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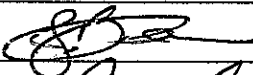
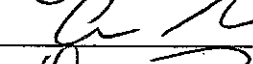
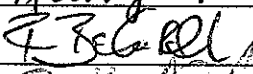
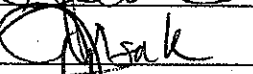
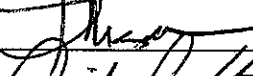
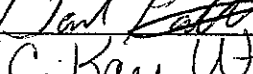
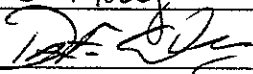
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As you may or may not know – I LOVE SCRAPBOOKING>>>>> I am on the design team and teach classes for several scrapbook stores in the area. I also donate items for fundraisers and local charities. I want to take this a step further and open a place for fellow scrap booker's to get together and share this passion. I have tested the waters and found that this could be a good business. Therefore, I have registered the business with the county, gotten a tax id number from the federal government and have contacted the city regarding their needs to make it official. They have said that this would classify my home as a boarding house so I will need to request a zoning change and obtain city council approval. This means that I will need to gain the approval of my neighbors and overcome any objections they may have. So in an effort to make this go smoothly I am visiting all the neighbors and asking that you sign the following.

A **boarding house**, is a house (often a family home) in which lodgers rent one or more rooms for one or more nights, and sometimes for extended periods of weeks, months and years. The common parts of the house are maintained, and some services, such as laundry and cleaning, may be supplied. They normally provide "bed and board", that is, at least some meals as well as accommodation. A "lodging house", also known in the United States as a "rooming house", may or may not offer meals. Lodgers legally only obtain a license to use their rooms, and not exclusive possession, so the landlord retains the right of access.

Scrapbook Haven Retreat technically rents space for scrap bookers to record their memories on paper in a unique and creative way. A maximum of 8 people will visit my home from Friday at noon until 3:00 pm on Sundays. They will park their cars in my driveway as to not be nuisance to those driving by. While they are at the retreat, they will have access to my scrapbooking tools, be provided with meals and snacks, and a place to sleep should they so choose. I have a food manager's license and I hire a maid to help me keep the linens and home clean. No children under 18 are allowed and scrap booker's tend not to be a noise issue for the neighborhood.

I would appreciate your cooperation and ask that you give your approval and have no objections to opening a home based business for scrap bookers by signing below.

SIGNATURE	ADDRESS	DATE
	645 Lakeridge DR	12/18/2011
	645 Lakeridge Dr	12/18/11
Nena Potter	625 LAKERIDGE DR	12/18/11
Karen Stankos	625 Lakeridge Dr.	12/18/11
	605 LAKERIDGE DR	12/18/11
Bill Birk	720 Lake Vista LN	12/18/11
Mickey Hagar	660 Lake Shadow Dr	12/18/11
Bryce Terry	620 Lakeridge	12/18/11
Sheld Terry	620 Lakeridge Dr.	12/18/11
	680 Lakeridge Dr.	12/18/11
	480 Lakeridge Dr.	12/18/11
	685 Lake ridge	12-18-11
C. Kay Wright	665 Lakeridge Dr	12/18/11
	665 LAKERIDGE DR.	12-18-11

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