



Lavon Planning & Zoning Commission Meeting Minutes September 29, 2015

I. MEETING CALLED TO ORDER AT 7:00 P.M. BY CHAIRMAN ROSENQUIST

| | | |
|------------------|------------|----------------------------|
| Members Present: | Seat One | Vicki Sanson, Vice-Chair |
| | Seat Two | Gary Meeks |
| | Seat Three | Don Mauzy |
| | Seat Four | Sedric Thomas |
| | Seat Five | David Rosenquist, Chairman |

Members Absent: None

Staff Present: City Services Coordinator LeAnn McClendon
Chief of Police Mike Jones
Public Works Director Terry McCalpin

Legal Representative: None

Council Present: None

Commission and Board Members: Executive Director EDC Pam Mundo

Visitors: 5

There was a Quorum Present.

II. CHAIRMAN DAVID ROSENQUIST LED THE COMMISSION AND VISITORS IN THE PLEDGE OF ALLEGIANCE

III. INVOCATION

Chairman Rosenquist led the Invocation.

IV. ITEMS OF INTEREST AND COMMUNICATIONS

Chairman Rosenquist explained that National Night Out would be on Tuesday October 6th. Vice-Chairman Sanson informed the P&Z that October Festival would be held at City Hall on October 17th from 3-6p.m.

V. CITIZENS' COMMENTS

None

VI. CONSENT AGENDA

A. Minutes of the August 25, 2015 Meeting. * (Davis)

Motion: Vice-Chairman Sanson made a motion to approve the Minutes of the August 25, 2015 Meeting.



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Second: Commissioner Mauzy

In favor: Commissioner Rosenquist, Sanson, Meeks, Mauzy and Thomas

Opposed: None

Abstain: None

Motion: Carries

VII. CONSIDERATION AND ACTION

A. Planning and Zoning Commission to Consider and Act on approving the preliminary plat for Traditions at Grand Heritage West, located on CR 484. (McClendon)

David Schnurbusch from USA professionals stood and spoke about the Traditions West plat. He stated that his company had no problems with the changes that Adams Engineering requested. Commissioner Meeks had some concern on the Sewage Plant being in close proximate to the new development. Mr. Schnurbusch did not believe it would be an issue. He also discussed with the Commissioner's the access to Hwy 78 from this neighborhood. Commissioner Thomas asked how long this project would take to build completely. He was informed it would take 2-3 years to complete.

Motion: Commissioner Thomas made a motion to approve the preliminary plat Traditions at Grand Heritage West, located on CR 484 with amendments made by Adams Engineering.

Second: Vice-Chairman Vicki Sanson

In favor: Commissioner Rosenquist, Sanson, Meeks, Mauzy and Thomas

Opposed: None

Abstain: None

Motion: Carries

B. Planning and Zoning Commission to Consider and Act on approving the Site Plan for Lavon Business Park II, located at SH 205 and SH 78. (McClendon)

Pam Mundo explained where this property was located. She also let the board know that the EDC is requiring John Main to put a 5,000 square foot building on this property. She relayed that this building will be hooked up to the sewer system that is in place. LeAnn McClendon clarified that Fire Marshal Joe Wetzel had 2 changes that he wanted made to the site plan. Commissioner Thomas questioned if any companies were interested in the building. Pam Mundo stated that 2 or 3 companies were showing interest in the building.

Motion: Commissioner Mauzy made a motion to approve Site Plan for the Lavon Business Park II, located at SH 205 and SH 78 with fire lane corrections.

Second: Vice-Chairman Sanson

In favor: Commissioner Rosenquist, Sanson, Meeks, Mauzy and Thomas

Opposed: None

Abstain: None

Motion: Carries



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VIII. DISCUSSION

A. Planning and Zoning Commission to discuss future land use including residential development on property located to the East side of CR 484, South Bear Creek. (Mundo)

Pam Mundo handed out a land use map to the P&Z to show them where potentially this property would be annexed into the City. She stated that the property is approximately 75 acres. She said unless the P&Z had any concern, she would report back to the potential developer to come to the board with a proposal. She understood that the developer would deliver information to the board in Mid-November. The board had no objections at this time.

B. Planning and Zoning Commission to discuss updating the Zoning Ordinance #1997-12-08. Commission to compare the Lavon Zoning Ordinance to the Wylie Zoning Ordinance. (Thomas)

Commissioner Thomas would like to continue to look at the wording and holes in the current language in the Zoning Ordinance. He indicated the last time this Ordinance was updated was 1997. Chairman Rosenquist agreed that the Ordinance needs several wording changes. He would like to have a workshop meeting to cover the Zoning Ordinance. He tabled this item until the next meeting.


IX. SETTING FUTURE MEETINGS AND AGENDAS

Chairman Rosenquist would like to have a special meeting on October 13th. This meeting would discuss updating the Zoning Ordinance #1997-12-08.

X. PRESIDING OFFICER TO AJOURN PLANNING & ZONING COMMISSION MEETING

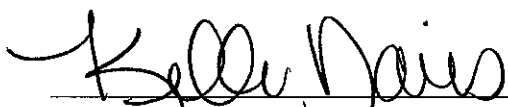
Chairman Rosenquist adjourned the Planning & Zoning Meeting at 8:05 p.m.

Duly passed and approved on this 13 day of October, 2015.



David Rosenquist, Chairman

Attest:



Kelly Davis, Interim Acting City Secretary