

# Lavon Planning & Zoning Commission Meeting



September 27, 2011

## I. MEETING CALLED TO ORDER AT 7:05 P.M. BY CHAIRMAN SMITH

Members Present:	Seat Two	David Barnhart
	Chairman	Trey Smith
	Seat Four	Bill Bonney
Members Absent:	Seat One	Ernest Cody
	Seat Five	Vacant
Staff Present:	City Secretary	Linda Ardis
	City Manager	Mike Jones
Council Present:	Council Member	Deborah Nabors

## 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.**

Commissioner David Barnhart told the Commissioners that the Lavon Chamber of Commerce second annual Christmas Festival will be held on December 10<sup>th</sup>. They are in the planning stage now and will need volunteers to help.

City Manager Jones told the Commissioners that on October 8<sup>th</sup> the Return to School Project will be held at the old school house. They need volunteers to help scrape and paint.

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## V. CONSENT AGENDA

A. Planning & Zoning Commission to consider and act on approval of the Consent Agenda:

1. August 9, 2011 Planning & Zoning Meeting Minutes\*

**Motion:** Commissioner Barnhart, "I move to approve the Consent Agenda."

**Second:** Commissioner Bonney

**In Favor:** Commissioner Barnhart, Commissioner Smith and Commissioner Bonney

**Opposed:** None

**Motion:** Passed

## VI. PUBLIC RECOGNITION

None

## VII. CITIZENS' COMMENTS

Citizens 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

## VIII. ITEMS FOR DISCUSSION

None

## IX. ITEMS FOR CONSIDERATION AND ACTION

Commissioner Smith took Item "C" out of order on the Agenda.

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

City Council Member Nabors and City Manager Jones talked to the Commissioners about establishing a "Retail 2" Zoning in place of an Overlay at this time. The City Council had originally asked for an Overlay to allow a rezoning applicant whose property was annexed in March of this year to finally complete the process. However, as Council Member Nabors and City Manager Jones talked about the Overlay, it was determined the process would take too long for it to be done properly.

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The Commissioners, Council Member and property owner Robert Carrozza discussed the various possibilities of establishing a "Retail 2" Zoning and what should and should not be included in such a zoning. City Manager Jones was asked to work on an ordinance amending the Comprehensive Zoning Ordinance by adding a new "Retail 2" Zoning. No action was taken on this item.

A. Planning & Zoning Commission to Consider and Act on formalizing the Methods of Communication. (Smith)

Council Member Nabors told the Commissioners that the Flow Chart was complete, but the narrative was not. She is going to attempt to get the files off of former Commissioner Hacking's computer. Commissioner Smith tabled the item until the next meeting.

B. 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 Status Report. The Commissioners decided not to send any elements to the City Council at this time. The Commissioners also talked briefly about steps to get the elements published and if an attorney would need to review the documents or not. Commissioner Smith tabled the item until the next meeting.

## X. SETTING FUTURE MEETINGS AND AGENDAS

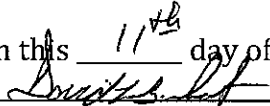
Planning & Zoning Commission members and staff may request items be placed on a future agenda or request a special meeting be called. Each request that passes by a majority vote will be placed on the schedule by the City Secretary.

1. Place items "A", "B" and "C" on the next agenda
2. Consider and Act on an ordinance relating to "Retail 2" zoning
3. Consider and Act on setting a deadline for David Piekarski of the EDCB to submit the Economic Development Element

## XI. TREY SMITH TO ADJOURN PLANNING & ZONING COMMISSION MEETING

Commissioner Smith adjourned the Planning & Zoning Meeting at 9:11 p.m.

Duly passed and approved on this 11<sup>th</sup> day of October, 2011.

  
David Barnhart, Vice Chairman

Attest:



Linda Ardis, City Secretary