

## MINUTES OF REGULAR MEETING

March 23, 2015

### MONTGOMERY PLANNING AND ZONING COMMISSION

#### CALL TO ORDER

Chairman Sonya Clover declared a quorum was present, and called the regular meeting to order at 6:03 p.m.

Present: Sonya Clover, Harriette Cummings, Nelson Cox, Gary Wall and William Simpson

Absent: No members were absent.

Also Present: Jack Yates, City Administrator

#### VISITOR/CITIZENS FORUM:

Chairman Clover announced that the owners of the Cozy Supper Club would be hosting a three course wine paring dinner for the patrons of Cedar Brake Park on Sunday, April 26 at 6:00 p.m. Chairman Clover advised that tickets are being sold for \$100 per ticket, with 100 percent of the proceeds going to Cedar Brake Park. The restaurant seats 64 people, which could give Cedar Brake Park \$6,400. Chairman Clover stated that the pioneer woman statue was ready to go to be bronzed and it would cost \$25,000. Chairman Clover advised that if they had half of that cost, \$12,500, they could get started on the statue.

#### CONSIDERATION AND POSSIBLE ACTION

1. Discuss/take action regarding February 23, 2015 minutes.

Gary Wall moved to approve the minutes as presented. Nelson Cox seconded the motion, the motion carried unanimously.

2. Presentation of Fire Department regarding fire-related planning matters.

Montgomery Fire Department, MCESD #2, Battalion Chief Rusty Griffith made the presentation. Chief Griffith advised that in the City of Montgomery had a Class 3 ISO rating, and outside the City was a Class 4 rating for everyone in the district.

Chairman Clover inquired about the City's historic district and about their hydrants. Chief Griffith stated that the number of hydrants was not the issue it was the flow with 4 and 6 inch lines. Chief Griffith said that they hook up to the hydrant closest to the home and then they connect another line to a larger main. Chief Griffith advised that another area that came up for discussion was secondary access for neighborhoods that had more than thirty lots, and other options that could be discussed with developers to make sure the property was safe, while not impeding development.

Chief Griffith reviewed the major items that they were looking for, was:

- 20 foot radius
- Clear vertical clearance of 13.6 foot

City Administrator Jack Yates advised that all preliminary plats would be reviewed by the fire department. Chairman Clover thanked Chief Griffith for his presentation and said that the information was very helpful.

3. Consideration and possible action regarding demolition of 411 Pond Street.

After discussion, William Simpson moved to give the owner thirty (30) days, prior to the next meeting, to come up with a letter, and also asked that the owner be present to answer questions, after that the Commission will make a recommendation to take down the house. Harriette Cummings seconded the motion, the motion carried unanimously.

4. Consideration of sign permit at Salon Family Haircare 312 John A. Butler – Samantha Glass.

William Simpson moved to approve the Salon Family Haircare sign permit as proposed. Gary Wall seconded the motion, the motion carried unanimously.

5. Report from City Administrator regarding training for Planning Commission.

Mr. Yates stated that when he first came to the City he heard from several of the members of the Planning and Zoning Commission that they had not received any training on becoming a member. Mr. Yates advised that he went to the American Planning Association, Texas Chapter, who had a guide book for Planning Commissions. Mr. Yates presented chapter one of the book, and stated that he will present a new chapter at each meeting.

Mr. Yates said that in the future he would be asking the engineer for more information to present to the Planning and Zoning Commission with a lot more information, such as water and wastewater information. Mr. Yates advised the Planning and Zoning Commission that currently the City is alright as far as water is concerned, but the sanitary sewer is nearing capacity. Mr. Yates stated that in approximately two years the City would probably need another sewer plant. Mr. Yates advised that it takes approximately 6-9 months to build a sewer plant. Mr. Yates stated that the City Engineer would be making a presentation to City Council on March 31, 2015 regarding this information.

6. Report regarding sign ordinance revisions.

Mr. Yates presented a copy of a draft sign ordinance. Yates stated that the essence of this ordinance would be that the City would go to monument signs, and get away from pole signs. Mr. Yates said that the Historic District would require more research regarding signage. Mr. Yates stated that old signs would be grandfathered. Mr. Yates stated that he felt the ordinance would be fairly easy to administer, along with presenting a classier cleaner look of

signage. Mr. Yates said that it would also cover signage lighting, so that the light is shining down as opposed to shining up.

The Planning and Zoning Commission concurred that they were in favor of working on the ordinance.

**ADJOURNMENT:**

Chairman Clover adjourned the meeting at 7:21 p.m.

Submitted by: *Susan Hensley* Date Approved: *04/27/2015*  
Susan Hensley, City Secretary



*Sonya Clover*  
Chairman Sonya Clover