

MINUTES OF REGULAR MEETING & PUBLIC HEARINGS

JUNE 2, 2020

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Cox declared a quorum was present and called the meeting to order at 6:01 p.m.

Present: Britnee Ghutzman, Bill Simpson, Nelson Cox, Jeffrey Waddell, Carol Langley

Absent: None

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development

VISITOR/CITIZENS FORUM

No comments.

1. Consideration and possible action regarding regular meeting minutes of May 5, 2020.

Jeffrey Waddell moved to approve the minutes as presented. Bill Simpson seconded the motion, the motion carried unanimously. (5-0)

2. Consideration and possible action on a proposed carport structure located at 415 Houston Street, a City-designated Historic Landmark, as submitted by owner Tani Traver.

Staff introduced the item and explained that the owner, Ms. Tani Traver, previously submitted a carport proposal to the P&Z and did not receive approval. Ms. Traver wanted the opportunity to look at another proposal and talk with the Commission about what could be approved for a structure. Ms. Traver explained she has looked at various options for the carport location and construction types that ultimately were unfeasible due to cost negative impacts on the property. She explained she needs a place to park her small motorhome and pickup truck, and having a carport will fill that need. After reviewing the location options with the Commission and the merits of the proposal, the Commission and the owner agreed on a solution for a 24-foot by 24-foot metal carport to match the house in color located on the north side of the house facing Houston Street and set back behind the existing 4-foot tall white side yard fence. The Commission and owner agreed that the carport can be made smaller in size if needed.

Bill Simpson moved to approve the proposed carport as discussed. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

3. **Consideration and possible action on a proposed property fence for Hodge Podge Lodge located at 300 Prairie Street in the Historic Preservation District, as submitted by owner Jeffry Angelo.**

Staff introduced the item and explained that the improvements had already been made by the owner and this was a post-construction review. Staff explained the sale of an adjacent property, combined with the business closures caused by COVID-19, may have caused the owner to feel rushed to make the improvements without first getting P&Z approval. There is a new privacy fence on the north and south property lines along with a new pervious parking surface in the parking area adjacent to Prairie Street. Staff explained the City was working with the owner to ensure they follow all development regulations for the improvements. The Commission reiterated the need for all applicants to follow the City's process and receive approval prior to constructing improvements.

Bill Simpson moved to approve the already-built fence and parking lot resurfacing as presented. Jeff Waddell seconded the motion, the motion carried unanimously. (5-0)

4. **Consideration and possible action on a Preliminary Report for the Hills of Town Creek Section Four rezoning request from B – Commercial to R1 – Single-Family Residential.**

Staff reviewed the rezoning request and the draft of the preliminary report.

Bill Simpson moved to approve the preliminary report as presented. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

PUBLIC HEARING

Convene into Public Hearing for the purpose of giving all interested persons the right to appear and be heard regarding the following:

5. **Presentation of the Preliminary Report for The Hills of Town Creek Section Four rezoning request from B – Commercial to R1 – Single-Family Residential; and**

6. Rezoning request for The Hills of Town Creek Section Four, an 8-acre parcel of land located at the intersection of Emma's Way and Scenic Hills Court, currently zoned B – Commercial to be rezoned R1 – Single-Family Residential, as submitted by Chris Cheatham / The Hills of Town Creek, LLC.

Chairman Cox convened the Public Hearing at 6:45 p.m.

No public comments were received.

Chairman Cox adjourned the Public Hearing and reconvened into Regular Session at 6:47 p.m.

7. Discussion and possible action on public comments received from the Public Hearing on the Preliminary Report of the rezoning request.

No action taken.

PUBLIC HEARING

Convene into Public Hearing for the purpose of giving all interested persons the right to appear and be heard regarding the following:

8. Presentation of the Preliminary Report for The Hills of Town Creek Section Four rezoning request from B – Commercial to R1 – Single-Family Residential; and
9. Rezoning request for The Hills of Town Creek Section Four, an 8-acre parcel of land located at the intersection of Emma's Way and Scenic Hills Court, currently zoned B – Commercial to be rezoned R1 – Single-Family Residential, as submitted by Chris Cheatham / The Hills of Town Creek, LLC.

Chairman Cox convened the Public Hearing at 6:49 p.m.

No public comments were received.

Chairman Cox adjourned the Public Hearing and reconvened into Regular Session at 6:50 p.m.

10. Discussion and possible action regarding preparation of a Final Report of the rezoning request for Hills of Town Creek Section Four.

Staff introduced the item and a draft of the Final Report.

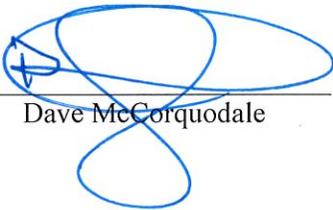
Carol moved to approve the draft of the Final Report. Bill Simpson seconded the motion, the motion carried unanimously. (5-0)

Commission Inquiry

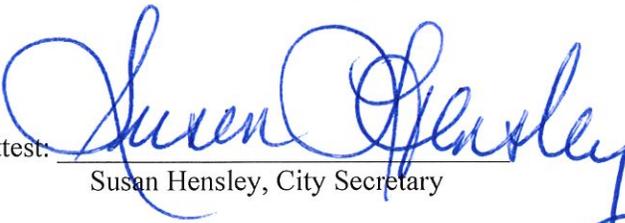
Commissioner Jeffrey Waddell asked for an update on the freestanding sign request at Best Donuts. Staff explained they met with the business owners and discussed submittal requirements.

Adjournment

Jeffrey Waddell moved to adjourn the meeting at 6:58 p.m. Bill Simpson seconded the motion, the motion carried unanimously. (5-0)

Prepared by:  Date approved: 07/07/2020
Dave McCorquodale


Chairman Nelson Cox

Attest: 
Susan Hensley, City Secretary

