

MINUTES OF REGULAR MEETING & PUBLIC HEARINGS

JULY 7, 2020

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Cox declared a quorum was present and called the meeting to order at 6:03 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 June 2, 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 regarding exterior modifications for the historic home located at 504 Caroline Street in the Historic Preservation District, as submitted by owner Damon Haynes.

Staff introduced the item and explained that the owners, Damon & Cindy Haynes, were on the teleconference to answer questions and provide details about their proposed ideas for the recently-purchased property. Since rumors have been circulating around town, staff felt that the owners speaking directly to the P&Z Commission would be beneficial. The owners described their immediate plans of addressing the poor condition of the exterior of the house that will include painting the house white and repairing any weather-related issues after sitting vacant for so long. Longer term plans include a parking lot that will serve this property and the adjacent Wings Over Montgomery restaurant also owned by the Haynes. Damon Haynes also described a small concrete slab that may have been the first phone booth in the City according to local historians. Additional historical details of the property were discussed and the potential of restoring the inside of the home

to use as a display space for a prominent family member's memorabilia. Jeff Waddell asked for more details on the parking lot proposal and what some of the measurements of the parking lot on the proposed plan would be. Bill Simpson commented that restoring the house was great and asked if P&Z was approving the parking lot tonight. Dave McCorquodale said, "No" the parking lot was not presented for approval, but simply to provide information on the direction the project was going.

Jeffrey Waddell moved to approve the exterior modifications as submitted. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

3. **Consideration and possible action regarding an outdoor seating deck and new front façade wall built at the currently-under-construction Wings-Over-Montgomery restaurant, located at 14335 Liberty Street in the Historic Preservation District, as submitted by owner Damon Haynes.**

Staff introduced the item and explained that the improvements had already been made by the owner and this was a post-construction review. The owner stated the wall above the roof was very rotted and during construction it was determined it needed to be replaced. The details of the new wall were similar to the original one, but was built slightly bigger.

The deck was an effort to eliminate the three parking spaces that were viewed as a safety risk by the owners due to lack of visibility backing out on FM 149. The owners acknowledged the deck was approved by them, but they and the contractor failed to get City approval for the changes. The Commission asked if the previously-approved sign was not changing, and the owners confirmed that. Staff confirmed all building inspections and permits were current for the project.

Carol Langley moved to approve the already-built deck and parapet/sign wall as presented. Bill Simpson seconded the motion, the motion carried unanimously. (5-0)

4. **Consideration and possible action regarding a sign application for K's Innovation Station, located at 304 John A. Butler Street in the Historic Preservation District, as submitted by Kyla Roan.**

Staff reviewed the sign application and answered the Commission discussed materials and the need for the sign to be a rigid sign and not a banner-like sign that is susceptible to wind and looks temporary in nature.

Bill Simpson moved to approve the sign as presented with the condition that the sign be on a rigid backing. Carol Langley seconded the motion, the motion carried unanimously. (5-0)

5. **Consideration and possible action regarding a sign application for Beauty Babes, located at 305 Prairie Street in the Historic Preservation District, as submitted by Dusty Eckmann & Megan Schneider.**

Staff reviewed the sign application and the Commission discussed materials and the need for the sign to be rigid and not a banner-like sign that is susceptible to wind and looks temporary in nature. The Commission mentioned other signs in the downtown area that are soft vinyl signs and don't look attractive, become frayed, etc.

Carol Langley moved to approve the sign as presented with the condition that the sign be on a rigid backing. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

6. **Update on previously-approved Hills of Town Creek Section Four compensating open space.**

Staff reviewed the item and explained that the developer had submitted revised drawings that include the pocket park overlooking the detention pond and access to the park discussed at a previous meeting. Staff wanted to share the information with P&Z to illustrate how the changes were incorporated by the developer.

Commission Inquiry

Commissioner Waddell mentioned the Comprehensive Plan work and that the downtown area—and in particular the Adams property, could benefit from more shaded sitting areas for people.

Adjournment

Carol Langley moved to adjourn the meeting at 7:03 p.m. Bill Simpson seconded the motion, the motion carried unanimously. (5-0)

Prepared by: [Signature] Date approved: 08/04/2020
Dave McCorquodale

[Signature]
Chairman Nelson Cox

Attest: [Signature]
Susan Hensley, City Secretary

