

MINUTES OF REGULAR MEETING

February 2, 2021

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:10 p.m.

Present: Britnee Ghutzman, Jeffrey Waddell, Allyson Clark, Merriam Walker, Keri May

Absent: None

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

VISITOR/CITIZENS FORUM

No comments given.

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

Britnee Ghutzman moved to approve the minutes as amended to note Commissioner May's absence from the January meeting. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

2. Consideration and possible action regarding approval of construction plans for Town Creek Crossing Section One.

The City Engineer provided an overview of the plans and review process. Chairman Waddell asked about the proposed parks and amenities for the development. Ms. Hilliary Dumas spoke to the developer's plans for neighborhood amenities. Merriam Walker asked how the drainage study relates to proposed park amenities. Mr. Roznovsky explained the scope and process of how the City reviews drainage plans. Allyson Clark noted she was not able to download the plans. Britnee Ghutzman moved to conditionally approve the construction plans per the City Engineer's recommendation. Merriam Walker seconded the motion, the motion carried unanimously. (5-0)

3. Consideration and possible action regarding a proposed wall sign for 3D's Deli located at 401 College Street, Suite 170, in the Historic Preservation District.

Staff introduced the item and Allyson Clark commented on the lack of details pertaining to the sign, noting the submittal lacked standard details and information related to the physical sign and installation. After discussion on the generally acceptable nature of the proposed graphics, the Commission felt the item should be tabled to allow the applicant to provide information from their sign contractor. Merriam Walker moved to table the item pending submittal of information from the applicant's sign company. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

4. Consideration and possible action regarding a proposed wall sign for One Property Group located at 302 John A Butler, in the Historic Preservation District.

Staff introduced the item, and the Commission discussed the proposed sign. Merriam Walker noted the sign proof document stated the colors were listed as "TBD". The applicant was not present to clarify the question. It was agreed that the colors on the proposal and the business' website were consistent with the downtown aesthetics and would be acceptable. Keri May moved to approve the sign application conditional on the sign colors being what was submitted and on the owner's website logo. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

5. Consideration and possible action regarding a recommendation to City Council for a Special Use Permit Application by Cornerstone Community Church to be located a church in a "B" – Commercial Zoning District (20821 Eva St, Suites "K" & "L" at Montgomery Trace Shopping Center).

Staff introduced the item and Mr. Gerald Coleman from the church was in attendance to answer questions. Mr. Coleman stated the church has been meeting in the Montgomery High School auditorium and they are looking for a more permanent home. He added the church would also like to provide a place for students and others to have a free coffee and wi-fi. Merriam Walker asked for clarification why the City would need to review the matter. Staff gave an overview of how land uses are separated by the City's Zoning Ordinance and when an SUP is needed. The Commission discussed topics covering parking at the location, length of the lease, building facilities, fire department approval and emergency exit planning. Mr. Coleman said the church anticipates planning for emergency situations if the City approves the permit. Allyson Clark asked about public safety costs for funeral

escorts. Mrs. Darla Weaver, co-pastor of Lone Star Cowboy Church, spoke to the operations at their church and said public safety personnel were paid by the church when they were needed. Staff provided details about the SUP process and timeline. Britnee Ghutzman moved to recommend approval of the Special Use Permit for Cornerstone Community Church. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

6. Consideration and possible action regarding a variance request to the visual barrier requirements of Section 78-162 of the City Code as submitted by Lone Star Cowboy Church.

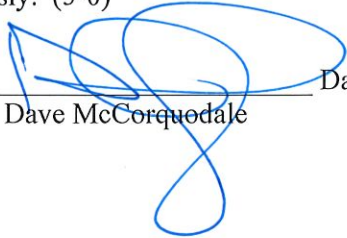
Staff introduced the item provided an overview of the visual barrier requirements found in the ordinance and spoke to the visual exhibit. Chris Roznovsky also spoke to the ordinance requirements. The Commission asked Mrs. Weaver for details regarding the number of steers grazing on the property and where existing fences are located relative to where the new fences are proposed. Mr. Carl Kiser, the adjacent property owner, spoke to the Commission about his concern regarding a lack of privacy for his home caused by the clearing on the LSCC property. Mr. Kiser stated he is opposed to the variance request and expressed his desire to work with the church on a solution that satisfies both parties. Mrs. Ghutzman stated it sounded like the parties were willing to find a compromise on the visual barrier and perhaps giving them time to talk would be the best solution. Merriam Walker moved to table the item to give the parties to work together on a solution. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

Commission Inquiry

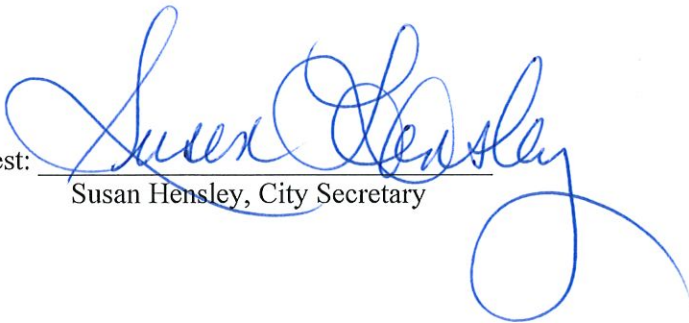
None.

Adjournment

Merriam Walker moved to adjourn the meeting at 8:15 p.m. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

Prepared by:  Date approved: 03/02/2021
Dave McCorquodale


Chairman Jeffrey Waddell

Attest: 
Susan Hensley, City Secretary

