

MINUTES OF REGULAR MEETING

March 2, 2021

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:05 p.m.

Present: Jeffrey Waddell, Britnee Ghutzman, Merriam Walker

Absent: Keri May, Allyson Clark

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development
Katherine Vu, 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 submitted. Merriam Walker seconded the motion, the motion carried unanimously. (3-0)

2. Consideration and possible action regarding the following exterior modifications at 14351 Liberty Street in the Historic Preservation District:

- a. Front façade painting.
- b. New building sign.

Staff introduced the item and noted that Mr. Karl Brosch, the property owner, was present at the meeting to answer questions. Mr. Brosch provided a history of the property, explaining that his wife's great-great-grandfather built and operated a mercantile store on the property while living above the store. Discussion was had on whether there were plans to paint the sides and back of the building. Mr. Brosch said the side and back walls were metal and would not be painted. The front façade is wood and noted that some of the wood was rotting and needed to be replaced. Mr. Brosch stated they wanted to select a color appropriate for the time period of the building and downtown while still being visually distinct. Merriam Walker asked if the building would remain metal on the sides and unpainted, which the

applicant confirmed. Mr. Brosch stated that the name change back to Homewood Market is a nod to the original building name and purpose. Merriam Walker mentioned the white window trim would help accent the blue wall color. Discussion was had on the white and black colors of the sign and how it would stand out from the indigo blue wall color. The Commission also confirmed with the applicant that the sign would be installed as presented in the agenda information. Mr. Brosch confirmed it would be exactly as the presented. Details of the sign were discussed along with the owner's intent to light the sign by placing a light on the roof of the porch. Staff explained the light must be shielded so that the light only shines on the sign and area immediately around the sign. Mr. Brosch stated if the light is too bright he will modify it to comply it with ordinance requirements.

Britnee Ghutzman moved to approve the front façade painting and the proposed sign. Merriam Walker seconded the motion, the motion carried unanimously. (3-0)

3. Consideration and possible action regarding approval of the final plat for Hills of Town Creek Section Four.

Staff introduced the item and Ms. Katherine Vu reviewed the details of the item. Ms. Vu explained the recommendation to approve the final plat conditional on receipt of a performance bond for the construction cost of public improvements and the inclusion of a 10-foot utility easement on the north side of Lot 7 as requested of the developer by Mid-South Electric.


Britnee Ghutzman moved to approve the final plat conditional on the engineer's recommendations being met. Merriam Walker seconded the motion, the motion carried unanimously. (3-0)

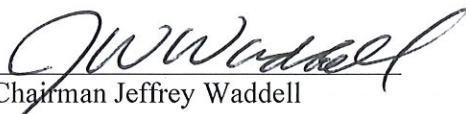
Commission Inquiry

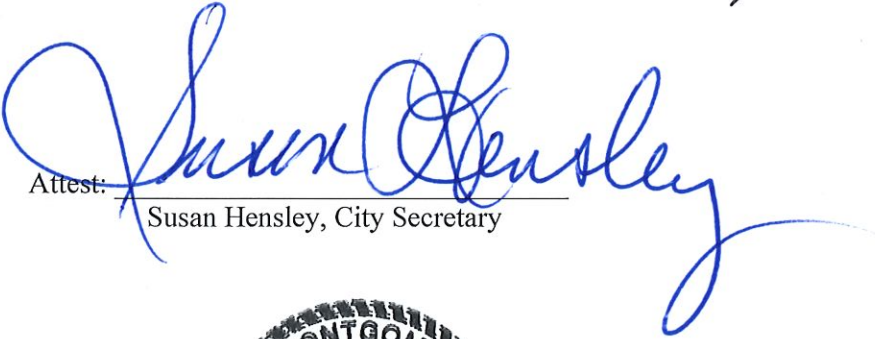
None.

Adjournment

Merriam Walker moved to adjourn the meeting at 6:40 p.m. Britnee Ghutzman seconded the motion, the motion carried unanimously. (3-0)

Prepared by:  Date approved: 04/06/2021
Dave McCorquodale


Chairman Jeffrey Waddell

Attest: 
Susan Hensley, City Secretary

