



Lavon Planning & Zoning Commission Meeting Minutes October 23, 2012

IX. MEETING CALLED TO ORDER AT 7:16 P.M. BY CHAIRMAN SMITH

Members Present: Seat Two David Barnhart, Vice Chair
 Seat Three Chairman Trey Smith
 Seat Four Bill Bonney

Members Absent: Seat One Ernest Cody
 Seat Five David Rosenquist

Staff Present: City Secretary Chris Wess

Council Present: Council Liaison Deborah Nabors

Commission and
Board Members: none

Visitors: none

X. CHAIRMAN SMITH LEAD THE COMMISSION AND VISITORS IN THE PLEDGE OF ALLEGIANCE

XI. INVOCATION

Chairman Smith led the Invocation.

XII. ITEMS OF INTEREST AND COMMUNICATIONS

Chairman Smith related that he received an e-mail concerning a blood drive on the following Saturday at Grand Heritage that was a friendly competition between the Fire Department and the Police Department. He added that food would be provided. City Secretary Wess was asked about the early voting hours.

XIII. CONSENT ITEMS

Planning & Zoning Commission to consider and act on approval of the Consent Agenda:
October 9, 2012 P & Z Meeting Minutes*

Motion: Commissioner Barnhart made a motion to accept the consent agenda.

Second: Commissioner Bonney

In Favor: Chairman Smith, Commissioners Barnhart and Bonney

Opposed: None

Motion: Carries

VI. CITIZENS' COMMENTS

None



Lavon Planning & Zoning Commission Meeting

Minutes

October 23, 2012

VII. ITEM FOR DISCUSSION

Planning and Zoning Commission to discuss an application for a proposed zoning change to mixed use at 616 Main St.

Commissioner Barnhart excused himself from the meeting to avoid a conflict of interest. Eugene and Linda Jangula addressed the Commission about the possible need to change the zoning at 616 Main St. They explained that they had disposable dog diapers made overseas and they repackaged them to sell here. They stated that they would only be using the building behind the home to store the product. The property would be bought by their son and he would actually live in the home. The Commission determined that this would be a home based business and would be acceptable in the residential zoning at this property. They explained that they would recommend the Jangulas withdraw their zoning application.

VIII. ITEMS FOR CONSIDERATION AND ACTION

- A. Planning & Zoning Commission to Consider and Act on Comprehensive Plan Elements. (Smith)

Chairman Smith related that the City Council had passed the Parks and Recreation Element and the Land Use Element. Council Liaison Nabors stated that the only consideration that the Council wanted was to include a map with the Land Use Element. Chairman Smith stated that the Commission needed to get ready for a Public Hearing and a power point presentation. Council Liaison Nabors explained that the City Website was prepped and ready to publish the Comprehensive Plan. Commissioner Barnhart discussed possible details of the power point presentation. Council Liaison Nabors asked the Commission about the feedback they wanted to obtain from the website. No action was taken.

- B. Planning & Zoning Commission to Consider and Act on updating the Proposed City of Lavon Zoning Ordinance. (Rosenquist)

City Secretary Wess pointed out that the City Attorney related that this Ordinance was based on Wylie's ordinance and that Wylie is a home ruled city. He explained that home ruled cities were able to enforce different area that general law cities could not. She presented 2 other cities' ordinances for the Commission to use for comparison. Council Liaison Nabors wanted all of the elements to be looked at to make sure they were applicable. Commissioner Bonney stated that the format was too complex. Council Liaison Nabors explained that she had looked at some of the Local Government Codes and that they no longer exist or were not applicable. Commissioner Barnhart questioned if the Commission could take the matrix out and build the ordinance from it. No action was taken.

- C. Planning & Zoning Commission to Consider and Act on approving a draft Ordinance for the Lavon Code of Regulations to include the Planning & Zoning Commission. (Barnhart)

Commissioner Bonney stated that he had rewritten the Ordinance with a different format to make it less complex. He then explained the changes that he had made to the document. He questioned where the format came from and Council Liaison



Lavon Planning & Zoning Commission Meeting Minutes October 23, 2012

Nabors explained that the original Code of Regulations is written in that format. Council Liaison Nabors felt that this Ordinance should be based on the current ordinance. She went on to say that there should be feed back to the Chief of Operations about the complexity and confusion of the document and that there is inclusion of things that are not in the original ordinance.

Motion: Commissioner Bonney made a motion to not move on further with this document.

Second: Commissioner Barnhart

In Favor: Chairman Smith, Commissioners Barnhart and Bonney

Opposed: None

Motion: Carries

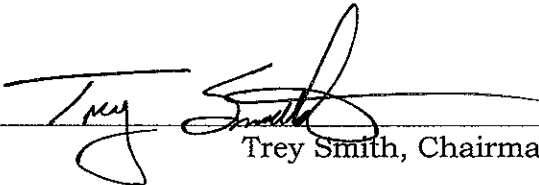
IX. SETTING FUTURE MEETINGS AND AGENDAS

Due to the Elections and a special public hearing, it was determined that the meeting would be held on November 27, 2012. Standing items under consider and action: the proposed City of Lavon Zoning Ordinance and the power point presentation of the Comprehensive Plan Elements

X. PRESIDING OFFICER TO ADJOURN PLANNING & ZONING COMMISSION MEETING

Commissioner Smith adjourned the Planning & Zoning Meeting at 8:25 p.m.

Duly passed and approved on this 11 day of December, 2012.


Trey Smith, Chairman

Attest:


Chris Wess, City Secretary