

**PLANNING AND ZONING COMMISSION
CALLED MEETING MINUTES
January 14, 2010**

CALL TO ORDER- The City of Springtown Planning and Zoning Commission was called to order by Bobby Randolph at 6:30 p.m. in the Council Chambers of City Hall, located at 102 E. 2nd Street.

The following members were present:

Randy Stukey	Darrell Mathis, Alternate
Walter Roberson	Bobby Randolph, Co Chairman
Ann Hanes	Barbara Huffer

The following members were absent:

Sarah Cockburn, Chairman	Lora McGinty, Alternate
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The following members of the City of Springtown staff were present:

Melvin Webb, Building Official
Lisa Horton, Planning and Zoning Coordinator

CITIZENS COMMENTS – none

CONSENT AGENDA

- 1. Consideration and/or action regarding approval of November 5, 2009 minutes.**
Ann Hanes made a motion to accept the November 5, 2009 minutes.
Walter Robertson seconded the motion.
Four (4) for None (0) against
Motion carries

PUBLIC HEARING

None

NEW BUSINESS:

- 1. Discussion for amending the Zoning Ordinance 614.**
Melvin Webb explained the city had two different zoning ordinance books in place. One is the actual zoning ordinance and the other was a condensed version Mitchell Planning Group distributed. The Planning and Zoning Commission had a copy of the condensed version. They need the actual zoning ordinance, but changes need to be made to it as well. Tonight the commission will discuss the changes found by staff.

Listed below are the errors found by staff that need to be addressed:

4.2 DUTIES AND AUTHORITY

Pages 4 and 5

Sub-paragraphs A, D, E, and G. will be completely eliminated and Sub-B will be re-written to state: Hold public hearings and make recommendations to the City Council relating to the creation, amendment, and implementation of zoning regulation and districts as authorized under state law.

6.2 DEFINITIONS

P# 10

Accessory structure of building; the wording “**Not to include intermodal units or shipping containers**” will be added to stop the installation on containerized units.

P#11

Arts and Crafts Store, outdoor Sales: This definition is not included in the zoning matrix, either remove the definition or include in the matrix and define the zones in which it will be allowed.

P#15

Building materials, Inside Sales & Building materials, Outside Sales: This definition is not included in the zoning matrix and should be addressed. Zone C-2 does allow outside displays and C-1 does not.

P#23

Home Occupation: This definition does not match the definition in chapter 14.9 p# 77 and should be re-defined to match.

P#23

Hospital: this definition is not listed in the matrix and should be a standalone item.

P#24

Industrialized Housing: this definition is not included in the matrix. It should be included in the definition of Modular Housing or Manufactured Housing.

P#27

Manufactured Modular Homes: this definition is not included in the matrix and should be allowed in all single family zones. They are required by Ordinance to be on slab and to meet all requirements of the single family zones.

P#27

Manufacturing Process: this definition is not included in the matrix and has a wide variety of variables that is included but should still be recommended for an appropriate zone.

P#33

School private- Primary/Secondary: this definition is not included in the matrix and should be considered for appropriate zoning.

P#37

Tennis Court/Private: The definition of Tennis court explains that there may be the need for a SUP but there is no location in the Matrix that defines where it would be necessary.

P#38

Wholesale: this definition is not included in the matrix.

P#47

Childcare Center: in the matrix shows to need an SUP in C-1 and C-2 but is allowed in DB (Downtown Business District). The City of Springtown DB district is the area surrounding the Tabernacle and according to the definition of a Childcare Center it has a required open play area which would eliminate any structure on the square. Staff recommends that C-1 and C-2 would be allowed without an SUP.

P#48

Prison/Jail/Place of Incarceration: SUP In A, C-2, I-1 and I-2 without a definition of private, or State or local Governmental operated.

P#52

Arts & Crafts Store: the definition includes an establishment or an open area, our zoning ordinance only allows outside displays in C-2 zone. There should be an SUP on any other zone in which an Arts and Crafts Store may be located.

P#53

Furniture/Appliance Store: the zoning matrix does not include the DB district. Staff recommends that it be included.

P#54

Restaurant/Cafeteria with Drive-In Service or Drive Through: the zoning matrix requires an SUP in C-1 zone. Staff recommends that we allow this use in a C-1 zone.

P#56

Studio, Artist/Musician/Photographer: the zoning matrix requires an SUP in C-1 and C-2. Staff recommends that we allow these uses in C-1 and C-2.

P#58

Oil/Gas/Other Mineral Extraction: Is in the matrix as an SUP, do we want to include Disposal Wells in this category?

P#59

Childcare Centers: Subtitle D includes Childcare centers located within any single family or two family residential district. This needs to be cleared up and not to be allowed as a HOME OCCUPATION and is only allowed as a part of a Planned Development.

P#75

Home Occupation: Chapter 14.9 HOME OCCUPATION needs to include the portion that has been presented to you to include. This use shall be deemed incidental and shall never be permitted as a principal use, but only as a secondary use and never involve the conducting of a retail business.

P#76

Sub paragraph I. No more than one (1) advertising sign with a Maximum of four (4) square feet of a non-illuminating nature may be placed on the building. SIGNS ARE NOT ALLOWED IN A RESIDENTIAL ZONE. Staff recommends that this sub-chapter be removed.

P#100

Chapter 17.4 AREA REGULATIONS

Council recommended that we change minimum lot sizes to accommodate larger lots that may or may not have water and wastewater available, the following sizes were chosen.

1. Two (2) acres /87,120 Sq ft where there is neither public water supply nor public sanitary sewer available.
2. One (1) acre/ 43,560 Sq ft where potable water is not available for a public supply but there is public sewer service.
3. One/half (1/2) acre/21,780 sq ft if both public water and sewer are available.

P#113

Sub# 29.2 DEVELOPMENT STANDARDS

Council recommends that we restrict PD to contain no less than ten (10) acres.

These are only the corrections and additions that have been recognized by staff and council and we would appreciate if P&Z would give any comments or suggestions that you may have to make the City of Springtown's Zoning Ordinance as legible and situational correct as possible. We will have a public hearing and meeting in February to make recommendation to City Council on changes.

ADJOURNMENT

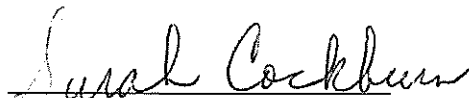
Walter Robertson made a motion to adjourn the meeting at 7:50 p.m.

Barbara Huffer seconded the motion.

Four (4) for None (0) against

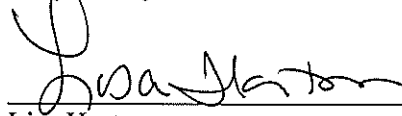
Meeting adjourned

Approved:



Sarah Cockburn
Chairman

Respectfully submitted:



Lisa Horton
Planning and Zoning Coordinator