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MINUTES OF RHOME SPECIAL PLANNING & ZONING COMMISSION MEETING

Meeting Date: **MONDAY, JUNE 8, 2020**

Meeting Location: **VIA VIRTUAL MEETING**

Meeting Start Time: **6:00pm**

Call to Order and Establish a Quorum

Chair Knight called the meeting to order at 6:00pm and announced a quorum of Commissioners present.

Commissioners Present:

Chair Steve Knight

Vice Chair Ashley Majors

Commissioner Roland Kuhleman

Alternate 1 Robert Coleman

Alternate 2 Jo Ann Wilson

Commissioners Absent:

Commissioner Christy Nerren

Commissioner Thomas Cannon

City Staff Present:

City Administrator Cynthia Northrop

City Secretary Shannon Montgomery

Chair Knight stated that both Alternates would be voting in the absence of Commissioners Cannon and Nerren.

Public Presentations and Input

The Commission is not permitted to take action on or discuss any presentations made to the Commission at this time concerning an item not listed on the agenda. The Commission will hear comments on specific agenda items during this designated time. Request form must be filled out and submitted to the City Secretary prior to 4:00 pm to be recognized.

There were no public presentations made.

Regular Agenda – Old Business

A. Discussion and any necessary action regarding the Minutes of May 11, 2020 Planning & Zoning Commission Regular Session meeting

Motion made by Commissioner Wilson, seconded by Commissioner Kuhleman, to approve the Minutes of May 11, 2020 as presented.

Chair Knight asked for a roll-call vote:

Chair Steve Knight: Aye

Vice Chair Ashley Majors: Aye

Commissioner Roland Kuhleman: Aye

Alternate 1 Robert Coleman: Aye

Alternate 2 Jo Ann Wilson: Aye

Motion carried unanimously.

Vice Chair Majors recused herself from the discussions and voting for Agenda Items B, C, and D.

Regular Agenda – New Business

B. Discussion and any necessary action considering a recommendation to Council regarding a proposed Site Plan for a new residential home proposed to be legally described as being Belle Heights, Block 1, Lot 4, as requested by Structured Building Group, Inc.

City Administrator Northrop stated that on February 3, 2020 P&Z recommended approval of the Belle Heights Final Plat and Site Plans for Lots 1 and 3. On March 2, 2020 P&Z recommended approval of the Belle Heights' Site Plan for Lot 2. Tonight, the developer brought forward Site Plans for Lots 4, 5 and 6 for approval.

Northrop also stated that Staff recommends approval of the Site Plans.

Commissioner Wilson voiced her concern over the drainage of these lots. City Administrator Northrop stated that the City Engineer has assured the City that the drainage plan is acceptable.

Motion made by Chair Knight, seconded by Commissioner Kuhleman, to recommend approval to Council regarding the Site Plan for Lot 4 as presented.

Chair Knight asked for a roll-call vote:

Chair Steve Knight:	Aye
Commissioner Roland Kuhleman:	Aye
Alternate 1 Robert Coleman:	Aye
Alternate 2 Jo Ann Wilson:	Aye

Motion carried 4-0-1; with Commissioners Knight, Kuhleman, Coleman, and Wilson voting for and Commissioner Majors abstaining.

C. Discussion and any necessary action considering a recommendation to Council regarding a proposed Site Plan for a new residential home proposed to be legally described as being Belle Heights, Block 1, Lot 5, as requested by Structured Building Group, Inc.

Motion made by Chair Knight, seconded by Commissioner Coleman, to recommend approval to Council regarding the Site Plan for Lot 5 as presented.

Chair Knight asked for a roll-call vote:

Chair Steve Knight:	Aye
Commissioner Roland Kuhleman:	Aye
Alternate 1 Robert Coleman:	Aye
Alternate 2 Jo Ann Wilson:	Aye

Motion carried 4-0-1; with Commissioners Knight, Kuhleman, Coleman, and Wilson voting for and Commissioner Majors abstaining.

D. Discussion and any necessary action considering a recommendation to Council regarding a proposed Site Plan for a new residential home proposed to be legally described as being Belle Heights, Block 1, Lot 6, as requested by Structured Building Group, Inc.

Commissioner Coleman asked about the easement that was marked on Lot 6 and if the homeowner would be able building on the easement. City Administrator Northrop stated that the City has a right to access the easement, if needed.

Motion made by Chair Knight, seconded by Commissioner Wilson, to recommend approval to Council regarding the Site Plan for Lot 6 as presented.

Chair Knight asked for a roll-call vote:

Chair Steve Knight:	Aye
Commissioner Roland Kuhleman:	Aye
Alternate 1 Robert Coleman:	Aye
Alternate 2 Jo Ann Wilson:	Aye

Motion carried 4-0-1; with Commissioners Knight, Kuhleman, Coleman, and Wilson voting for and Commissioner Majors abstaining.

Vice Chair Majors re-joined the meeting.

E. Discussion and any necessary action considering a recommendation to Council regarding proposed boundary of Old Town Rhome

City Administrator Northrop stated Ordinance 2004-03 established the current boundary of Old Town Rhome Overlay district. Discussion ensued in regards to a proposed new boundary of Old Town Rhome. Northrop recommended that the Commissioners let her bring back a blank map with options to the next meeting to discuss.

Consensus of the Commissioners was to continue this discussion at their next meeting, with the City Administrator bringing maps with current boundary and options for new boundary.

Future Agenda Items

Vice Chair Majors requested a workshop to discuss the overlay district.

Adjourn

Motion made by Commissioner Kuhleman, seconded by Commissioner Wilson to adjourn.

Chair Knight asked for a roll-call vote:

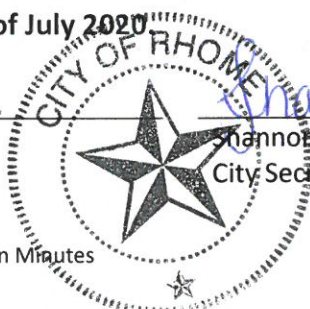
Chair Steve Knight:	Aye
Vice Chair Ashley Majors:	Aye
Commissioner Roland Kuhleman:	Aye
Alternate 1 Robert Coleman:	Aye
Alternate 2 Jo Ann Wilson:	Aye

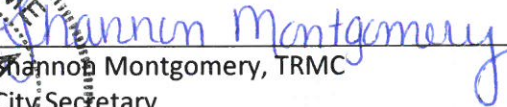
Motion carried unanimously; meeting adjourned at 7:07pm.

Minutes approved the 6th day of July 2020



Steve Knight,
Chair





Shannon Montgomery, TRMC
City Secretary