



**PLANNING & ZONING COMMISSION
PUBLIC HEARING & REGULAR MEETING
June 4, 2009 – 6:30 P.M.**

Public Hearing

1. CALL TO ORDER

Vice Chairman Jerry Packer called the Public Hearing of the Planning & Zoning Commission of the City of McLendon-Chisholm, Texas to order at 6:39 p.m.

P&Z Commission Present: Troy Reich Chairman (6:48)
Jerry Packer Vice Chairman
Chuck Samples Commissioner
Karla Clark Commissioner
Mike Miller Commissioner
Lee Nichols Commissioner - Alternate
Chris Nixon Commissioner - Alternate

P&Z Commission Absent: Jay Webb Commissioner

Staff Present: Dave Butler City Administrator
Deborah Sorensen City Secretary

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Jerry Packer gave the invocation and led the Pledge of Allegiance.

3. PUBLIC HEARING ON AMENDING COMPREHENSIVE ZONING ORDINANCE SECTION 27A CREATING A PLANNING AND ZONING COMMISSION

A Public Hearing of the Planning & Zoning Commission to receive comments and take appropriate action regarding amending Comprehensive Zoning Ordinance Section 27A.1, 27A.2, 27A.5, and 27A.6, 27A Creating a Planning & Zoning Commission

- a. Open Public Hearing – Vice Chairman Jerry Packer opened the Public Hearing
- b. Consider comments from staff - None
- c. Receive comments from public - None
- d. Close Public Hearing – Vice Chairman Jerry Packer closed the Public Hearing
- e. Adjourn Public Hearing - made a motion to adjourn motion to adjourn the Public Hearing. seconded the motion. **Motion carried 5-0.** The Public Hearing adjourned at pm.

Regular Meeting

1. CALL TO ORDER

Vice Chairman Jerry Packer called the regular meeting of the Planning & Zoning Commission of the City of McLendon-Chisholm, Texas to order at 6:42 p.m.

2. APPROVAL OF MINUTES

- a. Consideration and action on approval of minutes of the Regular Meeting of the Planning & Zoning Commission held on May 7, 2009

Chuck Samples made a motion to approve the minutes of the Regular Meeting of the Planning & Zoning Commission held on May 7, 2009 as presented. Karla Clark seconded the motion. **Motion passed 5-0.**

3. AGENDA ITEMS

- a. Consider and/or act on recommendation of amendment to Comprehensive Zoning Ordinance Section 27A Creating Planning & Zoning Commission

Chuck Samples feels that all members of the Planning & Zoning Commission should be residents of the City. He wants section 27A.2 to go back to original, however, Karla and Jerry should be grandfathered. Jerry Packer disagreed; citizens in the ETJ are influenced by the regulations of the City. He agrees with the City Council that only one or two people from the ETJ to serve on the commission. Chuck disagreed, said that you should not be making decisions for this city if you are not a member of this city. He is not trying to be negative against residents in the ETJ. Dave Butler stated the reason they wanted only two people in the ETJ, so that they would not be the majority.

Chuck Samples stated the chairman should be a voting member and not as a tiebreaker. Troy Reich stated he didn't feel it should be changed. Change no more than two members may reside outside of the City in the ETJ. Include Chairman will be a resident of the City.

Chuck Samples made a motion to recommend to City Council to approve the amendment to the Comprehensive Zoning Ordinance Section 27A Creating Planning & Zoning Commission. Karla Clark seconded the motion. **Motion passed 5-0.**

- b. Review and discussion of previous recommendation to City Council regarding Downtown District

Mike Miller stated people came down here that night and told us what they wanted. They do not want the Downtown District, leave it alone. Troy Reich stated that we are not changing the general business district; we are just applying the regulations and guidelines of the downtown district to the general business district. Mike asked if the general business district had guidelines, Troy said not to the degree of the Downtown District. The development regulations that we recommend to adopt would apply only to current general business. What we do want is the recommendations that this Commission made to City Council, those regulations were more in depth than the current business district, recommend to council that those development regulations be adopted and applied to the current general business district. Chuck Samples asked if the comprehensive plan had to be altered to reflect this. Troy responded it didn't, only changing the general business district regulations. Lee Nichols stated the document that was sent forward to the City Council created an addition to the comprehensive zoning ordinance. Troy stated the document needed to be returned and reviewed. All we want is to change the regulations. Troy said to cancel July's meeting and meet in August unless the City has something to review.

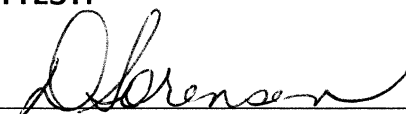
4. PLANNING & ZONING COMMISSION COMMENTS

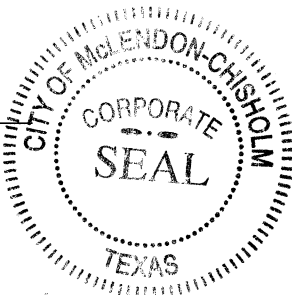
None


5. ADJOURN

Chuck Samples made a motion to adjourn the meeting. Karla Clark seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 7:41 pm.

ATTEST:


Deborah Sorensen, City Secretary




Troy Reich, Chairman