

**PLANNING AND ZONING COMMISSION**  
**FEBRUARY 7, 2023 AT 6:00 P. M.**  
**MINUTES**

Call to order 6:00 pm

Roll call – Brian Riewe, Caroline Noya, Monica Poss & Nancy Catherman were present. Garrett Gutierrez was not present.

Also, present – Tracie Dzenowski and Robert Tamble were present.

Discussion and Action of minutes from January 3, 2023 meeting. Nancy Catherman asked for a name correction from James to Jameson and Tracie Dzenowski stated minutes would be corrected. Caroline Noya made the motion to approve with name correction and Nancy Catherman seconded.

Discussion and Action on a variance request for the masonry wall or other equivalent noise attenuating barrier additional site design standard for the Highway Commercial District for property ID 8717857, property owner George McMahan, agent Ronnye Kettler. George McMahan was present. Monica Poss made the motion to deny the variance request, there was not a second, motion failed. Nancy Catherman made the motion to approve variance request, Caroline Noya seconded. Monica Poss and Brian Riewe were opposed, Caroline Noya and Nancy Catherman were in favor, no recommendation due to a tie in vote.

Discussion and Action on a block width greater than 300' based on unusual case and/or special conditions variance request for the proposed preliminary plat for the Smithville Industrial Park located at Property ID 70936, A27 Decrow, Thomas, Acres 68.094, property owner Jesco Construction Inc., Agent Glen Synnott. Anthony Jaesques was present to answer any questions. Monica Poss made the motion to approve the variance request, Caroline Noya seconded, all were in favor, motion passes unanimously.

Discussion and Action on a preliminary plat for the Smithville Industrial Park located at Property ID 70936, A27 Decrow, Thomas, Acres 68.094, property owner Jesco Construction Inc., Agent Glen Synnott. Anthony Jaesques was present for any questions. Mitchell Jameson signed up to speak to ask what the use would be. Nancy Catherman made the motion to approve the preliminary plat, Caroline Noya seconded, all were in favor, motion passes unanimously.

Discussion and Action on multiple variance requests for front, side and rear setbacks, minimum lot size, maximum lot coverage, off street parking, and open space at 205 NW 2<sup>nd</sup> Street, parcel ID 84198, property owner Janice Taylor, agent Dallas Taylor. Jimmy Jenkins signed up to speak for the request(s). This agenda item was moved out of order, from number three to number six, due to Dallas Taylor not present at the time item was called. Dallas Taylor was present for any questions. Monica Poss motioned to approve the setbacks and Caroline Noya seconded. Brian Riewe opposed; Nancy chose not to vote. Motion carries. Monica Poss motioned to

approve the lot coverage- motion failed due to no second. Monica Poss motioned to approve lot size and Caroline Noya seconded, Brian opposed and no vote from Nancy Catherman. Motion carries 2 to 1. Monica Motioned to approve off street parking, no second, motion failed due to no second. There was not any action taken on open space which is listed on his application.

Adjourn 7:44 pm

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