

PLANNING AND ZONING
March 7, 2017
MINUTES

Call to order

Roll call – Nancy Catherman, Guy Famer, Ronald Jones, and Caroline McClimon were present. Not present Judy Smith.

Also present – Jack Page, Jennifer Lynch, Shawn Hernandez, Robert Tamble, Ted LeVieux, Maggie Leary, Miriam Vaughn, Dale Guettler, John Harms, Robin King, Wanda Gamble, April Daniels, Sherry Cedar, Mayor Saunders,

Approval of minutes – Minutes approved as written from the February 7, 2017.

Public Hearing – Discussion and action for a Height Variance not to exceed 47 feet, at 100 Main St Smithville Townsite addition block 43 Lots 1,2,3,4,5,6 & 11 Owner – Project 100 Main Series, a series of Millspaugh Holdings LLC. Mr. Millspaugh said he has spoken with several of the people from the community about this project and seems to be well received. He would like to see more people move into Smithville in the downtown district. He is asking for a few more feet than his drawings shows so he has a little leeway when the engineer's come in and let him know how he will need to build up the steel to support the building. Millspaugh said there will be 16 apartments and 17 condos in this building. He said he is building the building to fit in with the rest of Main Street. Caroline was concerned about the ISO rating she thought that if you have more than five building that were three stories or more that the Fire department would have to have a ladder truck. Otherwise everyone's insurance would go up because our IOS rating would go up. Millspaugh said that his buildings would be made with the best fire proof materials. Millspaugh thought between Smithville, Bastrop, and Elgin that they could all get together and share a ladder truck. Mr. Jones wanted to know Millspaugh's timeline on this building because there was already a height variance granted for 210 Main and nothing has been started on that project. Millspaugh said he would like to get all Variances approved and then start on all three projects at one time. Mr. Farmer asked Millspaugh if we grant the variance would he be willing to consider helping to get a fire truck. Mrs. Lynch told Nancy and Caroline that we cannot ask for goods for service and at that time Caroline announced to the public that we cannot and are not asking to exchange goods for service. Ted LeVieux signed up to speak for the project but when it was his turn to speak he was not sure if he was for or against and gave his turn away to the next person. Maggie Leary spoke for the project and has heard Millspaugh speak about the project several times. Leary thinks this project would provide housing, will look nice and Sid will be living here and that shows responsibility. Miriam Vaughn spoke in support of the project and said there are already buildings at this height in the area. Vaughn likes that he will have green space on the roof and two story parking. Vaughn also likes that Millspaugh is open to

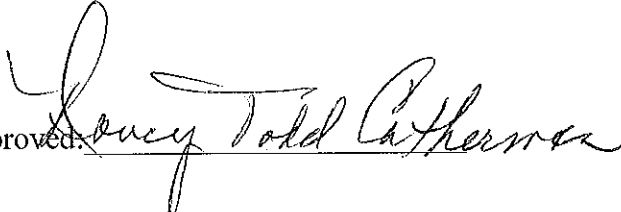
suggestions from the public. Wanda Gamble spoke against the project and said it is too big and wondered if there were any regulations to the building downtown. Caroline said yes there are masonry ordinances that he would have to follow and design guidelines for the Historic Dist. in the works to be in our ordinance. Gamble was also concerned about the insurance going up because of the building. Sherry Ceder spoke against the project and said people say stuff all the time but that doesn't mean they will follow through. Ceder said she didn't like that he would have the street blocked off and that to she would be a public safety hazard. April Daniels spoke her building being right next to Millspaugh's property and was concerned about the fire issue. Daniels thinks if there was a fire it would burn down the whole block. She is not opposed to growth and thinks growth is very good for all the local businesses. Guy Farmer made a motion to deny the variance request. Caroline McClimon seconded the motion and the vote was:

For: Guy, Caroline, and Jones

Against: Nancy

Millspaugh made an announcement to the commission that he would like to withdraw his variance request at this time.

Adjourn 7:42

Approved: 
Nancy Todd Catherman