

**PLANNING AND ZONING
JANUARY 5, 2021
MINUTES**

Call to order 6:03pm

Roll call – Brian Riewe, Nancy Catherman, Caroline Noya, Tom Etheredge & Diana Ewen. This meeting was video conferenced due to COVID-19.

Also present – Tracie Dzenowski, Jack Page & Robert Tamble

Approval of minutes –Minutes approved as written from the December 1, 2020 meeting. Caroline made the motion to approve and Nancy seconded. All were in favor.

Discussion and Action on amending Central Business District Regulations in the Central Business District Section 2.2.11 of the Zoning Ordinance Chapter 14. Jack clarified this is to replace the word “prohibited” with “not required”. No one signed up to speak for or against. Nancy made the motion to approve and Caroline seconded. All were in favor and motion passed.

Discussion and Action on amendment to the Zoning Ordinance Chapter 14 by Deleting Fence Regulations in Section 3.3 Open Spaced and Amending Fence Regulations found in Section 3.6 Fences and Walls. Brian commented he appreciated the attempt to simplify the provision of the ordinance as it is confusing. Robert agreed and Jack clarified this is to prohibit any fence higher than four foot in the twenty-five-foot front yard setback. No one signed up to speak for or against. Nancy made the motion to approve and Tom seconded. All were in favor motion passed.

Discussion and action on action on a front and side yard variance on all four lots located at 401 N. Main St., Smithville City Block 13, Lots 5,6,7 & 8, R19169, property owner Bracton & Mary Bledsoe. Bracton Bledsoe was present and explained current and possible future plans for the home and property. No one signed up to speak for or against. Tom made the motion to pass and Dianna seconded. All in favor and motion passed.

Discussion and action on a zone change from SF-1 to C3, 20.93 Acres including Tract 1 20.767 Acres & 2093 ft² in a Thomas DeCrow Survey A27 Tract 4B, Acres 0.163, R871603 & R78145, Owner Pentric Incorporated, agent David M. Cox. Dan Vogler and David Cox were present. Tracie read public comments/questions submitted by Sydney Sell and the questions were answered by Vogler and Cox. Nancy made the motion to approve, Caroline seconded. All were in favor and motion passed.

Discussion and action a minor replat located Mt. Pleasant Block 26 Lot 2, 3, & 4, R47230, property owner Brolo Endeavors. John Scallorn was present and confirmed the request is to replat three lots into four lots and build homes as housing is needed in Smithville. Tracie read the public comments and concerns that were against or had concerns about the minor replat submitted from Edward Kubicek, Cecilia Kubicek Lehmann, William & Frances Parker and Donald & Carole Rightmer. John Scallorn responded to

the public comments and concerns. Nancy made the motion to approve and Tom seconded. All were in favor and motion passed.

Discussion and action on a minor replat located at 200 Washington St., Townsite Block 70 Lots 11, 12, 13 & 14, R20246, Owner James Kurt Kasson. Kurt Kasson was present. Kurt explained these are four individual non-buildable lots that will be combined to make two buildable lots and build homes. No one signed up to speak for or against. Tom made the motion to approve and Caroline seconded. All were in favor and motion passed.

Adjourn 7:10pm

Approved: _____