

PLANNING AND ZONING
AUGUST 6, 2019
MINUTES

Call to order

Roll call – Brian Riewe, Nancy Catherman, James Nolan and Judy Smith were present. Not present Bradley Klaerner.

Also present – Jennifer Lynch, Jack Page, Robert Tamble and Shawn Hernandez.

Approval of minutes –Minutes approved as written from the July 2, 2019 meeting.

Public Hearing-Discussion and action to amend the conditions in Ordinance No. 2018-551 to allow for restaurant use and variance to not have a portion of the noise attenuating barrier wall located at 407 Ramona Street, Smithville Townsite, Block 12, LOT 1,2,5 & 6 Owner- Quance Development LLC: Teri Quance spoke about the noise attenuating barrier wall variance and said she was just requesting the variance because the neighbor Emily Hewitt didn't want the wall to come all the way to the frontline and block the view. Quance wants this to be a small quiet, quaint establishment and doesn't want to disrupt the historic neighborhood. Ede Hamilton spoke on behalf of Emily and said there was a letter from Emily's daughter that says she is in favor of the wall not going to the front property line. The commission had trouble deciding because there was not linear footage on the site map that showed how long the fence would actually be. They also thought the fence should come up to the front property line more than the drawing showed. Nancy made a motion to grant the variance starting at the back of the main house and going back all the way to the back property line. No one seconded and the motion failed. Chairman Brian did not entertain another motion and said we will send this to Council to decide. Teri Quance then spoke about the ordinance amendment and said she would like to be able to open the main house to allow a public restaurant. She said it will still be very small, quaint and quiet. The commission was concerned with the parking for the restaurant. Quance did not have an answer for them as far as where the customers and employees would park. She has a few ideas for offsite parking but nothing finalized. Nancy read Leigh Kilgore (Emily Hewitt's daughters) letter which says she doesn't agree with the restaurant amendment and feels it doesn't fit. Freddie Bertsch was opposed due to insufficient parking. David Leal was opposed and said a restaurant would change the atmosphere. Sallie Blalock understands the house needs to be used and thinks it good that someone wants to come in and fix the old home up but is concerned with the parking issue. Sherry Ceder was opposed and concerned with the parking. James Nolan was concerned with the parking. Quance said she appreciates hearing from everyone and will address the issues before going to Council. Judy made a motion to deny the amendment to the ordinance. James seconded and the motion passed unanimously.

Public Hearing discussion and action on a minor re-plat at Riverdale Estates Riverdale Lot 5&6 (FRs, Acers 0.5543 (R#81411 Owner- Michael & Tressa Mann: Freddie spoke and said he thinks these new lots are too small for the area. David Leal spoke against this and said it doesn't fit the neighborhood. The applicant or agent where not at the meeting and Brian made the comment about how important it is for a them to show up to the meeting. Judy made a motion to approve the re-plat. Nancy seconded and the motion passed unanimously.

Brian read a letter of resignation for Bradly Klearner effective immediately due to conflicts with his work schedule.

Adjourn 7:27

Approved: _____