

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**VIA TELECONFERENCE**  
**Monday, January 11, 2021**  
**5:30 P.M.**

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1. **CALL TO ORDER:** Chairperson Sue Theisen called the meeting to order at 5:36 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Anna Tobolski, Randy Davis, Matt Fallstrom; Planning Director David Picklesimer, City Manager Bob Bolz, Zoning Administrative Assistant Stacy Harris. Absent from the meeting Clint Harper.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Planning Director David Picklesimer.
4. **ANNOUNCEMENTS: NONE**
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by R. Davis; second by M. Fallstrom. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting on December 14, 2020 made by A. Tobolski ; second by R. Davis. Vote carried unanimously in favor.

**PUBLIC HEARING**

7. **ZA-C2100098:** Tanco Investments, LLC has requested a zoning amendment for TMP D03 012 located at 315 Highway 9 North and TMP D03 013 located at 373 Highway 9 North consisting of 4.09 acres from HB (Highway Business District) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

M. Fallstrom motioned to open the public hearing for **ZA-C2100098**; second by A. Tobolski. Vote carried unanimously in favor.

Planning Director David Picklesimer read the zoning amendment request. Rachel Burton with Davis Engineering and Surveying representing Tanco Investment, LLC spoke in favor. Mrs. Burton stated that the applicant would like to rezone from Highway Business District (HB) to R6 (Multiple-Family Residential District) and the density request is 5.87 unit per acre for proposed townhouse development. The development would consist of 24 units, two story triplex townhouses.

No one spoke against the zoning amendment.

R. Davis motioned to close the public hearing for **ZA-C2100098**; second by M. Fallstrom. Vote carried unanimously in favor.

R. Davis motioned to approve **ZA-C2100098** with the following conditions:

- 1) Install privacy fence along the rear lot line 1 through 24, with the exception of, no privacy fence required were adjoining property already has an existing privacy fence.
- 2) Install privacy fence along lot line 1 and 24 to shield view of back yard of townhome from Highway 9.

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- 3) Install split rail fence along open space fronting Highway 9 frontage.
- 4) Install brick, rock and hardie board façade front of all townhomes. Entrance monument shall be the same rock and brick material.
- 5) Town Homes shall be a minimum of 1,500 square feet heated floor space, with the exception of lots 10, 11 and 12.
- 6) Install 8 feet to 10 feet tall evergreen trees within the 10 feet planted buffer on lots 1 through 12.
- 7) Install one (1) 2-inch to 2.5-inch caliper tree (maple, oak, or crepe myrtle) with a root barrier in front of each lot.
- 8) Provide a landscape plan, to include 3-inch caliper tree, 25 feet on center to shield view of lot one (1) Town Home exterior wall from Highway 9.

Second by A. Tobolski. Vote carried unanimously in favor.

8. **VA-C2100098:** Tanco Investments, LLC has requested the following variances for TMP D03 012 located at 315 Highway 9 North and TMP D03 013 located at 373 Highway 9 North for lot width on lots 2, 5, 8, 11, 14, 17, 20 and 23 will be reduced from 28' feet to 22' wide. Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

A. Tobolski motioned to open the public hearing **VA-C2100098**; second by R. Davis. Vote carried unanimously in favor.

Planning Director David Picklesimer read the variances request. Rachel Burton with Davis Engineering and Surveying representing Tanco Investment, LLC spoke in favor. Mrs. Burton stated that the applicant would like a variance on TMP D03 012 and TMP D03 013 for lots 2, 5, 8, 11, 14, 17, 20 and 23.

No one spoke against the variance request.

M. Fallstrom motioned to close the public hearing for **VA-C2100098**; second by R. Davis. Vote carried unanimously in favor.

R. Davis motioned to approve for **VA-C2100098**; second by A. Tobolski. Vote carried unanimously in favor.

9. **ZA-C2100100:** Saara Mariah Qureshi has requested a zoning amendment for Tract E of TMP 092B 006 004 located at LL 375 4<sup>th</sup> district, consisting of 2.98 acres, from (Restricted Single-Family Residential District) to HB (Highway Business District). Public Hearing Dates; Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021. Applicant has submitted request to withdraw application. ***The application has been approved without prejudice.***

R. Davis motioned to open the public hearing **ZA-C2100100**; second by A. Tobolski. Vote carried unanimously in favor.

Planning Director D. Picklesimer stated that the applicant has submitted request to withdraw application for **ZA-C2100100** and the application has been approved without prejudice.

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R. Davis motioned to close the public hearing for **ZA-C2100100**; second by A. Tobolski. Vote carried unanimously in favor.

Motion made by A. Tobolski; second by R. Davis to approve the withdraw of **ZA-C2100100** without prejudice. Vote carried unanimously in favor.

**PLANNING DIRECTOR REPORT:** D. Picklesimer reported that Clint Harper has resigned from the Planning Commission due to a work schedule conflict.

Chairperson Theisen announced that the next Planning Commission Meeting is February 8, 2021 at 5:30 pm.

**ADJOURNMENT:**

At 6:41 p.m., a motion to adjourn the meeting was made by A. Tobolski; second by R. Davis. Vote carried unanimously in favor.

*Resigned*

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Sue Theisen, Commission Chairperson

*Anna L.*

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Anna Tobolski, Planning Commissioner

*Matt W.*

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Matt Fallstrom, Planning Commissioner

*Randy Davis*

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Randy Davis, Planning Commissioner

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Vacant

Attested: *Stacy Harris*  
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Stacy Harris, Zoning Administrative Assistant