

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **February 1, 2021** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: RICHARD ROLISON, BRAD TRAXLER, DAVID PARKER AND TYLER KINCANNON

MEMBERS ABSENT: AMIEE DAUPHIN

STAFF PRESENT: TIM YOUNG, WENDY MARBLE, BREVIN GHORAM, BRYAN BALENSEIFEN AND AARON MCLEROY

OTHERS PRESENT: CHRISTY & STEVE COOK, JASON WHITE, GAIL STYMERSKI, GREG LYNCH, LORETTA REYNOLDS, JAYSON & JAYA KNIGHT, CHRIS DARKINS, AND OTHERS WHO DID NOT SIGN IN.

CALL TO ORDER Rolison opened the meeting at 6:30 p.m.

ROLL CALL Marble called the roll and declared a quorum present

ORDER OF BUSINESS

1. APPROVAL of minutes from January 4, 2021 meeting.
Motion was made by Kincannon, seconded by Parker to approve minutes from January 4, 2021
Motion carried as follows:
Aye: Traxler, Rolison, Kincannon and Parker
Nay: None
2. PUBLIC HEARING, DISCUSSION and related CONSIDERATION of PC Petition 2021-02, request of Steven and Christine Cook, to rezone from the General Agricultural (A-1) District to the Urban Estates Residential (R-1A) District approximately 1.22 acres located at 907 W. Main Street
Steve Cook explained dividing property and wanting to rezone to build another house. Ghoram presented the request is to rezone from A-1 to R1-A, land use supports residential and agriculture use.
Rolison opened Public at 6:33pm
Rolison closed Public Hearing at 6:33pm
Motion was made by Traxler, seconded by Kincannon to approve PC Petition 2021-02, request of Steven and Christine Cook, to rezone from the General Agricultural (A-1) District to the Urban Estates Residential (R-1A) District approximately 1.22 acres located at 907 W. Main Street
Motion carried as follows:
Aye: Traxler, Rolison, Kincannon and Parker
Nay: None
Young stated this item will go before the City Council at the meeting next Monday at 7pm.

3. PUBLIC HEARING, DISCUSSION and related CONSIDERATION of PC Petition 2021-03, request of Medville Agriculture, Inc. for a Specific Use Permit to expand a medical marijuana grow facility located at 5909 Aero Drive.

Christopher Darkins and Jason White presented that they want to expand current facility, build out 7500 square feet in the building, adding 6 more grow rooms and 5 more employees.

Traxler asked why they need for approval?

Ghoram stated due to new ordinances an SUP is required to expand the existing business and then it will go before the City Council for consideration.

Darkins stated they will bring entire building into compliance as required.

Rolison opened Public Hearing at 6:39pm

Rolison closed Public Hearing at 6:39pm

Ghoram stated they are required to get a Special Use Permit. City asked to clean up outside and they did, they have also submitted plans for the expansion. Balenseifen stated the plans are being reviewed. He stated plan is for interior walls and grow rooms. Balenseifen noted some standard code violations need to be cleaned up.

Young asked that they put this item on hold while he completes the SUP, discuss other items and then come back to this for consideration.

Returned to this after Item 5. Young presented the Specific Use Permit.

Motion was made by Kincannon, seconded by Parker to approve PC Petition 2021-03, request of Medville Agriculture, Inc. for a Specific Use Permit to expand a medical marijuana grow facility located at 5909 Aero Drive.

Motion carried as follows:

Aye: Traxler, Rolison, Kincannon and Parker

Nay: None

Young stated this item will go before the City Council at the meeting next Monday at 7pm.

4. DISCUSSION and related CONSIDERATION of PC Petition 2021-04, request of Gail Stymerski, to merge three lots at 401 N. Morgan Rd.

Gail Stymerski stated she has 7 ½ acres – 3 lots and wants to put into one lot to build on. Ghoram presented out building was on 2 lots, so requestor decided to merge all three, lots. He stated the City obtained Morgan Road easement.

Motion was made by Kincannon, seconded by Parker to approve PC Petition 2021-04, request of Gail Stymerski, to merge three lots at 401 N. Morgan Rd.

Motion carried as follows:

Aye: Traxler, Rolison, Kincannon and Parker

Nay: None

5. DISCUSSION and related CONSIDERATION of PC Petition 2021-05, request of W&W Homes & Construction, LLC, for a lot split at the southwest corner of N. Morgan Road and E. Tyler Dr.

Joe Whisner stated he wants to keep it zoned Agriculture, only wants to split to sell one lot.

Ghoram presented the split of 19 acres into 2 parcels. City obtained the donated easements for Tyler & Morgan Road.

Motion was made by Traxler, seconded by Rolison to approve PC Petition 2021-05, request of W&W Homes & Construction, LLC, for a lot split at the southwest corner of N. Morgan Road and E. Tyler Dr.

Motion carried as follows:

Aye: Traxler, Rolison, Kincannon and Parker

Nay: None

Item 3 discussion was continued at this time. See action taken under Item 3.

6. DISCUSSION and related CONSIDERATION of PC Petition 2020-39 amending Comprehensive Plan regarding residential development and housing (public hearing conducted at 1/4/2021 meeting)

No Action

7. DISCUSSION and related CONSIDERATION of PC Petition 2020-34 amending the Tuttle Zoning Code regarding amendments to the residential district regulations (public hearing conducted at 11/2/2020 meeting)

Young, presented paper copy/draft ordinance. Members and Staff discussed. Young made adjustments to the chart.

Motion was made by Rolison, seconded by Parker to pass PC Petition 2020-34as mended during discussion, amending the Tuttle Zoning Code regarding amendments to the residential district regulations (public hearing conducted at 11/2/2020 meeting)

Motion carried as follows:

Aye: Traxler, Rolison, Kincannon and Parker

Nay: None

8. DISCUSSION ONLY amending the Comprehensive Plan regarding transportation

Young presented and discussed planning ideas

9. DISCUSSION ONLY regarding redistricting ward boundaries for City Council representation

Young stated he has nothing to report

ANNOUNCEMENTS

1. Next meeting Monday, March 1, 2021 at 6:30 pm

NEW BUSINESS

Eli Pagel with Tuttle Christian Church asked how he would go about getting on the agenda regarding paving alley that is City property.

Rolison stated he would need to submit information to the staff, and they will put on agenda for review to present to boards.

ADJOURNMENT

Motion was made Traxler, seconded by Parker to adjourn the meeting at 7:50 p.m.

Motion carried as follows:

Aye: Traxler, Rolison, Kincannon and Parker

Nay: None

Attest:

City Clerk

Chairman