

## Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **April 5, 2021** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

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

MEMBERS ABSENT: AIMEE DAUPHIN AND DAVID PARKER

STAFF PRESENT: TIM YOUNG, WENDY MARBLE, KAYLEY GORDON, BRYAN BALENSEIFEN, AARON SLATTERY, SEAN FAIRBAIRN

OTHERS PRESENT: ELI PAGEL, KENNY BOMGARDNER, BRIAN CARVER, JIMMY PAGEL, TONY FOSTER, RICK MCELHANEY, TONY FOSTER, RONNIE WILLIAMS, JAYSON KNIGHT, MARK ABELLO, 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 March 1, 2021 meeting.

**Motion was made by Kincannon, seconded by Traxler to approve minutes from March 1, 2021**

**Motion carried as follows:**

**Aye: Traxler, Rolison, and Kincannon**

**Nay: None**

2. DISCUSSION and related CONSIDERATION of PC Petition 2021-11 request of Tuttle Christian Church to pave the alley as part of parking lot.

**Eli Pagel presented to the board that he wants to pave parking and alley on North – which is City property to use as exit and entrance. Accessible to public.**

**Rolison asked Fairbairn if there are any utilities. Fairbairn stated yes, stabilized base, pipe burst sewer line.**

**Motion was made by Traxler, seconded by Kincannon to approve PC 2021-11 the request of Tuttle Christian Church to pave the alley as part of parking lot.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, and Kincannon**

**Nay: None**

3. DISCUSSION and related CONSIDERATION of PC 2021-12 request of Rick McElhaney for a lot merge located at 3722 Wildrose Lane

**Rick McElhaney presented that he is building a shop the lot combined equals 5 acres. Balenseifen explained that they are removing a floating parcel. Zoning is unaffected.**

**Motion was made by Kincannon, seconded by Traxler to approve PC Petition 2021-12 request of Rick McElhaney for a lot merge located at 3722 Wildrose Lane**

**Motion carried as follows:**

**Aye: Traxler, Rolison, and Kincannon**

**Nay: None**

4. DISCUSSION and related CONSIDERATION of PC 2021-14 request of Mark Abello for a lot line adjustment at 103 NW 2<sup>nd</sup>

**Mark Abello presented that he is changing size to make both lots same size to fit two houses on the lots.**

**Balenseifen stated adjusting to uneven lots in OTR.**

**Motion was made by Traxler, seconded by Kincannon to approve PC Petition 2021-14 request of Mark Abello for a lot line adjustment at 103 NW 2<sup>nd</sup>.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, and Kincannon**

**Nay: None**

5. DISCUSSION and related CONSIDERATION of PC Petition 2021-15 approval of Cook Farms addition final plat

**Mr. Cook presented that the building on the West side of the split property, need to rezone after lot split, plat will cause issues, dad does not want his land platted because of drainage easements, 4 of 7 acres in flood zone, presented plat with out drainage easement. Worried it will reduce the value of property when property owner would be responsible for improvements. Rolison stated just to clarify in flood plain, only lot affected by drainage easement would be the West lot. Young, stated subdivision plat states property owner responsible. Can remove that note #2. Traxler asked why City would need easement. Fairbairn stated creating common area for drainage, gives City ability to remove possible debris blockage. Slattery gave an example in 2015 flood – creek backed up North of SH-37 backed water in park up to 4ft deep, access is important. Rolison discussed flood plain and explained to applicant it is not just the creek itself. Traxler asked if City pays for cleanup. Young, stated City could access but not obligated to, City cannot force property owner to improve as long as it is Ag. Traxler stated not changing water flow. Fairbairn said property owner is responsible for flood plain, without easement City could not assist, responsible whether easement or not. Mr. Cook asked about utility easement on dad's property. Young, stated easements need to be shown on the plat, verify those. Young also mentioned lot line adjustment first then platting lots 2 and 3, lot 1 drops out. Applicant, staff and board discussed options. Rolison stated lot line adjustment, 10 ft easement on lots 2 and 3 on side and rear, drop paragraph 2.**

**Motion was made by Rolison, seconded by Kincannon to Table item 5 Pc 2021-15 until next month pending changes. Lot line adjustment and easement remove paragraph 2.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, and Kincannon**

**Nay: None**

6. DISCUSSION and related CONSIDERATION amending the Tuttle Residential Building Codes to allow for fiberboard sheathing in lieu of wood structural panels.

**McLeroy presented information about exterior building products, ¼ or less cost of OSB, replaces house wrap, comes in 3 thicknesses. Balenseifen presented change ordinance to allow this, presented memo information. Rolison stated would like to see more information before making a decision. Young suggested reaching out to Texas Tech for research on this product.**

**No action**

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

**Young, presented ward boundary info, propose a downtown district focus, 2 eastside districts and 1 other. Rolison asked when. Young stated prior to September 2021**

**Traxler stated he will be on vacation in July.**

**ANNOUNCEMENTS**

1. Next meeting Monday, May 3, 2021 at 6:30 pm

**NEW BUSINESS**

**ADJOURNMENT**

**Motion was made Rolison, seconded by Kincannon to adjourn the meeting at 8:27p.m.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, and Kincannon**

**Nay: None**

Attest:

\_\_\_\_\_  
City Clerk

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Chairman