

## Minutes

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

MEMBERS PRESENT: RICHARD ROLISON, BRAD TRAXLER AND CHAD HEATHCO

MEMBERS ABSENT: AIMEE DAUPHIN AND TYLER KINCANNON

STAFF PRESENT: TIM YOUNG, WENDY MARBLE, BRYAN BALENSEIFEN AND SEAN FAIRBAIRN

OTHERS PRESENT: AARON MCLEROY, JOE WHISNER, JAYSON AND OTHERS WHO DID NOT SIGN IN.

**CALL TO ORDER** Rolison opened the meeting at 6:31 p.m.

**ROLL CALL** Marble called the roll and declared a quorum present

### **ORDER OF BUSINESS**

1. SELECTION of Chair and Vice-Chair for terms ending June 30, 2022

**Motion was made by Traxler, seconded by Heathco to select Richard Rolison as Chair for a term ending June 30, 2022.**

**Motion carried as follows:**

**Aye: Traxler, Heathco and Rolison**

**Nay: None**

**Motion was made by Rolison, seconded by Heathco to select Brad Traxler as Vice-Chair for a term ending June 30, 2022.**

**Motion carried as follows:**

**Aye: Traxler, Heathco and Rolison**

**Nay: None**

2. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of minutes from June 7th, 2021, meeting

**Motion was made by Rolison, seconded by Traxler to approve minutes from June 7, 2021.**

**Motion carried as follows:**

**Aye: Traxler, Heathco and Rolison**

**Nay: None**

3. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole of **PC 2021-18** request of Glenn & Delene Nelson for a Specific Use Permit (SUP) for an online automobile sales business located at 5810 E. SH-37

**Balenseifen asked for written verification to withdraw but no written confirmation was submitted. No Action Taken**

4. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC Petition 2021-17** request for a Planned Unit Development (PUD) in the 3900 Block of Silver City Ridge including rezoning of existing R-1A Parcels to PUD (Tabled on 6/7/2021)

**Young presented the developers will come back and ask for different zoning. No Action Taken**

5. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole of **PC 2021-26** request of Erick & Holly Cummings to rezone property from Light Office (O-1) to the Urban Estates Residential (R1-A) located 5 Willow Creek Dr.

**Erick Cummings requested to rezone to residential to build a home. Young presented the newspaper did not publish the public notice as requested by the City.**

**Balenseifen presented the lot details, but commission can't make recommendation since it was not published. He stated there are commercial lots to the east and west and residential in the area. There have been no complaints about the rezoning.**

**Motion was made by Traxler, seconded by Heathco to TABLE PC Petition 2021-26 request of Erick & Holly Cummings to rezone property from Light Office (O-1) to the Urban Estates Residential (R1-A) located 5 Willow Creek Dr.**

**Motion carried as follows:**

**Aye: Traxler, Heathco and Rolison**

**Nay: None**

6. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole of **PC 2021-30** request of Joe Whisner to lot merge property located at 900 block N. Morgan Rd.

**Joe Whisner presented lot merge to build accessory building. Balenseifen stated need the main building to approve the accessory building to satisfy the requirement to build accessory.**

**Motion was made by Traxler, seconded by Heathco to approve PC Petition 2021-30 request of Joe Whisner to lot merge property located at 900 block N. Morgan Rd.**

**Motion carried as follows:**

**Aye: Traxler, Heathco and Rolison**

**Nay: None**

7. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2021-23** request proposing amendments to the Tuttle Zoning Code to update the process and requirements for the Planning Unit Development commonly referred to as a PUD. (Public hearing was held on 6/7/2021 item was tabled)

**Young stated this is not ready for consideration.**

**Motion was made by Traxler, seconded by Heathco to TABLE PC Petition 2021-23 request proposing amendments to the Tuttle Zoning Code to update the process and requirements for the Planning Unit Development commonly referred to as a PUD.**

**Motion carried as follows:**

**Aye: Traxler, Heathco and Rolison**

**Nay: None**

8. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2021-22** request proposing amendments to the Tuttle Zoning Code to update the landscape regulations (Public hearing was held on 6/7/2021 item was tabled)

Young presented updates and clarification of landscaping requirements to zoning code. Members and staff discussed possible changes to code. Young stated what I am hearing is to simplify the code and bring back next month.

**Motion was made by Rolison, seconded by Traxler to TABLE PC Petition 2021-22 request proposing amendments to the Tuttle Zoning Code to update the landscape regulations.**

**Motion carried as follows:**

**Aye: Traxler, Heathco and Rolison**

**Nay: None**

9. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2021-25** request proposing amendments to the Tuttle Zoning Code to update regulations regarding parking requirements (Public hearing was held on 6/7/2021 item was tabled)

**Motion was made by Rolison, seconded by Heathco to TABLE PC Petition 2021-22 request proposing amendments to the Tuttle Zoning Code to update the landscape regulations.**

**Motion carried as follows:**

**Aye: Traxler, Heathco and Rolison**

**Nay: None**

10. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of redistricting ward boundaries for City Council representation

**Young presented options for ward redistricting and members discussed.**

**Motion was made by Traxler, seconded by Rolison to approve redistricting ward boundaries for City Council representation selecting option 3 as presented.**

**Motion carried as follows:**

**Aye: Traxler, Heathco and Rolison**

**Nay: None**

#### **ANNOUNCEMENTS**

1. Next meeting Monday, August 2, 2021 at 6:30 pm

#### **NEW BUSINESS**

#### **ADJOURNMENT**

**Motion was made Rolison, seconded by Traxler to adjourn the meeting at 7:52 p.m.**

**Motion carried as follows:**

**Aye: Traxler, Heathco and Rolison**

**Nay: None**

Attest:

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City Clerk

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Chairman