

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **July 5, 2022** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: BRAD TRAXLER, TYLER KINCANNON, JUDY PRESTON, AND CHRIS STEHR

MEMBERS ABSENT: RICHARD ROLISION

STAFF PRESENT: WENDY MARBLE, SEAN FAIRBAIRN, AARON MCLEROY, AARON SLATTERY, BRYAN BALENSEIFEN, AND KELLY DEATHERAGE

OTHERS PRESENT: SEAN BONILLA, KENDALL DILLION AND MICHELLE BONILLA

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

ROLL CALL Kelly called the roll and declared a quorum present

ORDER OF BUSINESS

1. 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 July 5, 2022, meeting

Motion was made by Preston, seconded by Kincannon to approve minutes from July 5, 2022 meeting.

Motion carried as follows:

Aye: Traxler, Preston, and Stehr

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 **PC 2022-21** Petition of Shawn and Michelle Bonilla to rezone from C-2 to C-5 Located at 7007 E SH-37

Sean and Michelle Bonilla purchased property September 3, 2021 went to expand driveway and poured gravel the City called and said that we couldn't pour gravel had to be concrete. Bonilla stated he called a contractor and had concrete poured Balenseifen came out and said that the zoning needed to be changed from C-2 to C-5. Bonilla stated he contacted the previous owner, and he said the property was already zoned C-5. Balenseifen no documents show it to be C-5, Zoning map has it listed as C-2, Built in 2012 basically just cleaning up a 10-year-old mistake. Traxler asked what's the most intrusive in C-5? Balenseifen stated it is the broadest in the commercial zoning.

Motion was made by Kincannon, seconded by Stehr to approve PC Petition 2022-21, petition for Shawn and Michelle Bonilla to rezone from C-2 to C-5 located at 7007 E SH-37.

Motion carried as follows:

Aye: Stehr, Preston and Traxler

Nay: None

3. 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 2022-22** petition of Shawn and Michelle Bonilla for SUP regarding Auto Repair and Rental located at 7007 E SH-37.

Balenseifen resolution needs approval, need to enter conditions of SUP. Traxler make exceptions for existing sign and lack of landscaping. Mcleroy you're at a huge disadvantage you should have a site plan in front of you, especially for 2 people who don't have SUP experience. Traxler what type of landscape when it is all concrete. Bonilla stated the improvements look good. Mcleroy asked Fairbairn if he has reviewed the drainage. Fairbairn stated he has drove by and looked now will need drainage review. Stehr asked if it could be approved pending storm water review- conditional pending City approval. Mcleroy stated most of the construction is done the City does not have any leverage.

Motion was made by Traxler, seconded by Preston to approve PC Petition 2022-22, petition of Shawn and Michelle Bonilla for a SUP regarding Auto Repair and Rental located at 7007 E SH-37.

Motion carried as follows:

Aye: Stehr, Preston and Traxler

Nay: None

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 2022-23 Petition of Crafton Tull for The Montford Phase 2 Preliminary Plat and Construction Plans**

Kendall Dillion Crafton Tull and Joe Shuga Developer tract 2 has 49 lots application is basically a reapproval. A little issue with the water line the specs changed. Kincannon ask why the pipe standard was changed. Fairbairn stated that is just a higher-pressure class. Dillion states that they are willing to discuss with staff, maybe extend maintenance bonds. Balenseifen meets zoning, and engineering requirements no drainage issue. The subdivision codes have a 2-year time limit on construction plans if final plat is not approved. Traxler ask if the water specs are an ordinance. Slattery specs are communicated by engineer to developers, City engineers spec the required water and sewer lines. Mcleroy ask when the City changed to C900. Fairbairn states it was in 2018/2019. Mcleroy ask if the construction plans were approved in 2020 why was C200 pipe approved? Fairbairn states they missed it in their review. Dillion ask if we could approve with water line to be determined by the City Council or no recommendation, have meeting prior to City Council meeting. Traxler states no approval will still go to City Council.

Motion was made by Stehr, seconded by Kincannon to conditionally approve PC Petition 2022-23 pending review of the water line by City Council, petition of Crafton Tull for The Montford Phase 2 Preliminary Plat and Construction plans.

Motion carried as follows:

Aye: Stehr, Preston and Traxler

Nay: None

ANNOUNCEMENTS

Next meeting Tuesday September 6, 2022 at 6:30 pm

NEW BUSINESS

ADJOURNMENT

Motion was made Preston, seconded by Stehr to adjourn the meeting at 7:00 p.m.

Motion carried as follows:

Aye: Preston, Stehr, and Traxler

Nay: None

Attest:

City Clerk

Chairman