

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **AUGUST 2, 2021** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: RICHARD ROLISON, BRAD TRAXLER, CHAD HEATHCO, AIMEE DAUPHIN AND TYLER KINCANNON

MEMBERS ABSENT: NONE

STAFF PRESENT: WENDY MARBLE, BRYAN BALENSEIFEN AND SEAN FAIRBAIRN

OTHERS PRESENT: AARON MCLEROY, GARY HARWELL, MARCY WASHBURN, KIM KIRBY, LANE KIRBY, JEFF FISH, CHANCE ELLIOTT 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. 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 6th, 2021, meeting

Motion was made by Kincannon, seconded by Traxler to approve minutes from July 6, 2021. Motion carried as follows:

Aye: Kincannon, Traxler, Dauphin, 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 **PC 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 with a base R-1 zoning

Charles Allen presented the updated design information. He noted the easement, landscape buffer, vinyl fence along roadway, basketball courts, sidewalks, detention ponds and stated this will be approximately 130 homes developed in 3-4 phases. Rolison asked about design approval. Allen stated there will be architectural restrictions per the covenants. Staff and members discussed the front yard setback, with Balenseifen stating 25 feet should allow vehicles in driveways off of sidewalks. Dauphin asked what square footage is. Allen stated 1800 sq ft is average with minimum of 1500 sq ft. Heathco stated they need to clarity to fencing and outbuilding restrictions. Balenseifen stated he has email from City Manager recommending changes and he will edit the PUD.

Rolison opened Public Hearing at 7:01 p.m.

Jeff Fish of 1006 Twin Creek Circle made a direct challenge to the petition. He stated this development is completely different than anything in the area, it is not thought out and he disapproves of it. Kim Kirby of 1004 Twin Creek Circle stated they built expensive home in 2014 on nice property and this development will lower the standard for the area. She stated concerns about drainage and the pond filling with mud. Marcie Washburn of 1006 Twin Creek Circle stated this section of land was scenic and this plan

with smaller houses will change the area. She expected phase 3 to be similar to phase 1 and 2 with the same price and size of homes.

Rolison closed Public Hearing at 7:10 p.m.

Allen stated the cost of the concrete streets drove the change in the number of lots. He stated he needs zoning approved to continue with the design process. Fulkerson stated 74 lots won't work financially with concrete streets. He stated he is handcuffed by the City regulations.

Balenseifen presented the PUD document with the amendments.

Motion was made by Traxler, seconded by Kincannon to approve request for a Planned Unit Development (PUD) in the 3900 Block of Silver City Ridge including rezoning of existing R-1A Parcels to PUD with a base R-1 zoning amended to include timing of north fence and type of fence throughout, 1800 square foot minimum, clarify landscaping regulations, and outbuildings will require permanent foundations. Motion carried as follows:

Aye: Kincannon, Traxler and Rolison

Nay: Dauphin and Heathco

3. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole of **PC 2021-26** 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. (Tabled on 7/6/2021)

Rolison opened Public Hearing at 7:48 p.m.

Rolison closed Public Hearing at 7:49 p.m.

Motion was made by Kincannon, seconded by Rolison to approve 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. (Tabled on 7/6/2021). Motion carried as follows:

Aye: Kincannon, Traxler, Dauphin, Heathco and Rolison

Nay: None

4. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole of **PC 2021-29** request of Chance and Elizabeth Elliott to rezone property from General Agriculture (A-1) to the Residential Estates (R1-B) located 105 Kevin Lane.

Chane Elliott of 106 Kevin Lane presented request to split acreage to build a home. Balenseifen stated this is 5.4 acres to be rezoned.

Rolison opened Public Hearing at 7:52 p.m.

Rolison closed Public Hearing at 7:53 p.m.

Motion was made by Dauphin, seconded by Heathco to approve PC 2021-29 request of Chance and Elizabeth Elliott to rezone property from General Agriculture (A-1) to the Residential Estates (R1-B) located 105 Kevin Lane. Motion carried as follows:

Aye: Kincannon, Traxler, Dauphin, Heathco and Rolison

Nay: None

5. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2021-31** request of Chance and Elizabeth Elliott for a final plat located at 100 Block of Kevin Lane to be named Elliott Acres Addition

Motion was made by Kincannon, seconded by Traxler to approve PC 2021-31 request of Chance and Elizabeth Elliott for a final plat located at 100 Block of Kevin Lane to be named Elliott Acres Addition. Motion carried as follows:

Aye: Kincannon, Traxler, Dauphin, Heathco and Rolison

Nay: None

6. DISCUSSION ONLY regarding request of Gary Harwell to rezone property from General Agriculture (A-1) to Urban Estates Residential (R-1A) located at 10 Englebretson Lane and for a lot split

Gary Harwell presented his request for rezoning. He stated he turned in the deeds 2 months ago and was told it had to be platted. He stated he does not understand the 20-acre radius and it does not make sense. He just wants to split 3 acres into 2 lots. Balenseifen explained the lot splits and platting regulations. He stated that since he is within 300 feet of the sewer he will be required to connect. Rolison encourage Harwell to work with staff on this. Harwell stated he doesn't understand why plat is required and 20 acre radius is not clear.

7. 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)

Balenseifen presented ideas of landscaping concepts and general regulations. Rolison asked that this be continued until next month to give commission time to review.

Motion was made by Kincannon, seconded by Rolison to TABLE PC 2021-22 request proposing amendments to the Tuttle Zoning Code to update the landscape regulations to the September 7, 2021 meeting.

Motion carried as follows:

Aye: Kincannon, Traxler, Dauphin, Heathco and Rolison

Nay: None

ANNOUNCEMENTS

1. Next meeting Tuesday, September 7, 2021 at 6:30 pm

NEW BUSINESS

ADJOURNMENT

Motion was made Dauphin, seconded by Rolison to adjourn the meeting at 8:25 p.m.

Motion carried as follows:

Aye: Kincannon, Traxler, Dauphin, Heathco and Rolison

Nay: None

Attest:

City Clerk

Chairman