

Planning & Zoning Minutes
P/Z Room South City Hall
360 Rio Communities Blvd
November 15, 2018

Call to Order

- Tom Scroggins called the meeting to order at 6:32 p.m.

Roll Call

- Present: Jim Winters, Tom Scroggins, Dennis Kintzler, John Thompson, Lawrence Gordon and L.E Rubin
- Also present – Deputy Clerk Pam Johnson
- Absent: Robert Teague, excused

Approval of Minutes –

- Jim Winters moved to accept the minutes of November 1, 2018 as submitted. Lawrence Gordon seconded the motion and the minutes were approved on 6-0.

General Discussion -

- Tom Scroggins said Councilor Brown is interested in getting an ordinance for abatement and one for imminent domain passed. He said Jim Winters has said that's a good way to get in trouble, but we may want to think about whether we want to get into that.
- L.E. Rubin said Councilor Brown put together a lot of information and gave it to the Mayor.
- Jim Winters said those ordinances are too technical for us to deal with, so a lawyer will have to write the ordinance.
- L.E. Rubin asked if we need to review the matter.
- Jim Winters said we should discuss benefits and negatives, but he doesn't think we'll be involved.
- L.E. Rubin said P&Z has been involved in all ordinances that have been written so far and he understands it should go to the lawyer, but we should make recommendations like we did on the trash ordinance.
- Jim Winters said when one councilor asks us to do something, we should make sure all councilors want that.
- L.E. Rubin said Council needs to say in public what they're thinking to create transparency.
- Tom Scroggins said he will talk to Mayor Gwinn and see what he wants to do.

- L.E. Rubin said it has been another month since we've heard anything on the solid waste ordinance and asked if we have any more information.
- Tom Scroggins said there will be a meeting between the attorney and Mayor Gwinn and he has been invited to attend.
- Jim Winters said the attorney has the document we used, and they solved the problem of what to do if people can't pay. He said they told us that should be part of the procurement process. He said there are three more areas of concern that the attorney has not advised us on yet but those will probably be discussed at the meeting.

- Jim Winters said he talked to the people at the Oasis Center and they say they're on target to open the restaurant by the first of the year. He said they have the plans but don't have someone to build it or a permit. He also said Morgan's Bakery is relocating to the Oasis Center and will be here by the first of the year. He said there is a nail salon moving in the Republican headquarters, and that leaves the laundromat which they will start as soon as the restaurant is finished.
- Dennis Kintzler asked about the man who wanted to bring in a grocery store.
- Jim Winters said we haven't heard from him at all.
- L.E. Rubin asked about progress on the annexation of the industrial park.
- Jim Winters said we shouldn't pursue annexation until we hire a manager because no one else can annex it. He said the City has too many issues to deal with now.
- Lawrence Gordon asked about progress on the additional solar farm.
- Jim Winters explained that there is a problem with the transmission line located south of here. He said that means there isn't enough capacity to transfer the power from there into the system. He said we're hoping the line will be moved north and we were supposed to be put in touch with the people controlling the line.
- L.E. Rubin asked about the proposed 64-unit subdivision.
- Jim Winters said we haven't heard anything, and nothing will happen until the drainage problem is resolved.
- Dennis Kintzler said Jo Stasi asked why we were being paid as members of P&Z and Council didn't answer.
- Jim Winters said we're getting paid because we have had members who have families and coming to the meetings was tough. He said it was difficult to find people willing to serve on the Commission.

Zoning Issues/Updates

- Jim Winters said we need to have some conversation about sign regulations. He said we can't regulate content but can regulate size, the length of time signs can be up and where they can be located. He said we were warned to be careful not to regulate content.
- Jim Winters said we need to think about regulating regular residential housing - the golf course versus newer parts of the city, the older part and congested areas. He said we have to talk about how to write rules that will encompass all those or should we have separate rules.
- John Thompson suggested the process would be driving around the City and identifying neighborhoods.
- Jim Winters said if we define our neighborhoods and a new one comes in, it can be whatever the developer wants it to be. He said that would be an example of when we should make rules for each "neighborhood".

ADJOURN -

- Jim Winters moved to adjourn the meeting. John Thompson seconded the motion and the meeting adjourned at 8:00 p.m. on 6-0 vote.

Respectfully submitted,

Pam Johnson, Deputy Clerk

Approved

Tom Scroggins, Chairman

Dennis Kintzler

John Thompson, Vice Chairman

Lawrence Gordon

L.E. Rubin, Secretary

Jim Winters

Date

Robert Teague