

MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION
September 14, 2010, 6:00 p.m.
Council Chamber

PRESENT

Jonathan Kamenicky
Don McAlister
Todd Osborn
Thomas Rohlack
Brandt Rydell

ABSENT

Donna Frazier
Scott Green
Randolph Griffin
Leland Stevens

OTHERS PRESENT

Bob vanTil, Community Development Director
John Elsdon, City Planner
Casey Sledge, City Engineer
Marsha Haass, Com. Dev. Admin. Assist.
See Attached Sign In Sheet

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:09 p.m.

CITIZEN COMMUNICATION

None.

PC-10-14 Conduct Public Hearing for proposed changes to the Zoning Ordinance Section 3.5.2.10, Section 3 Table 3, Section 3.5.2 and 3.5.3, and Section 11, Definitions, to allow a Small Wind Energy System (Wind Turbine for electricity) within certain zoning districts.

The public hearing was opened. Mr. Elsdon presented the proposed changes to the Zoning Ordinance. Mr. Rydell expressed concern about surrounding residential areas. He also commented how Ordinance 2009-24 read and suggested changes. The public hearing was closed.

PC-10-14 Make Recommendation for proposed changes to the Zoning Ordinance Section 3.5.2.10, Section 3 Table 3, Section 3.5.2 and 3.5.3, and Section 11, Definitions, to allow a Small Wind Energy System (Wind Turbine for electricity) within certain zoning districts.

Mr. Kamenicky made a motion to approve the proposed changes to the Zoning Ordinance. Second by Mr. Rohlack. All voted aye.

PC-10-15 Review and take action on a request for a variance from the requirements for a wastewater connection submitted by Pastor Shane Allen for property in the vicinity of 500 Carlos G. Parker Boulevard for phase 1 of the First Assembly of God Church, Taylor, TX.

Mr. Elsdon reviewed the wastewater connection variance request with the Commission and stated that staff does not recommend approval of the variance. Pastor Shane Allen explained the churches intentions and he and Mr. Elsdon answered questions from the Commission. Duane Cannon with Maco Construction reiterated Pastor Allen's comments and commented on the time frame to build and gain members from projects his company has built in the past. Casey Sledge answered questions from the Commission also.

Motion made by Mr. Kamenicky made a motion to approve the variance as submitted. Second by Mr. Osborn. Vote was 2 for and 3 against. Motion failed.

Motion made by Mr. Rydell to table the item until the October 12, 2010 meeting. Second by Mr. Osborn. All voted aye.

Discussion Items:

Discuss elimination of Variances in the Subdivision Ordinance

Discuss modification of the Zoning Ordinance for Fence or Screening requirements

The discussion items were tabled until the October 12, 2010 meeting.

NEXT MEETING DATE

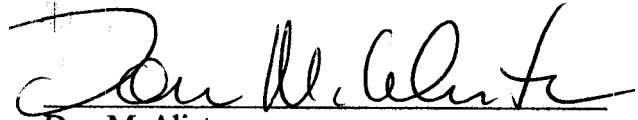
The next regular meeting of the Planning and Zoning Commission is scheduled for October 12, 2010.



Adjourn

The meeting was adjourned at 7:10 p.m.



John Elsdon
City Planner

Don McAlister
Planning & Zoning Commission Chairman

PLZ

SIGN SHEET

DATE 9.14-10

NAME

ADDRESS

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Dwaine Cannon

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Shane Allen

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JOHN PARKER

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CASEY SUEDE

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