MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
IMPACT FEE ADVISORY COMMITTEE AND
PLANNING AND ZONING COMMISSION MEETING
July 12, 2011, 6:00 p.m.
Council Chamber

PRESENT	ABSENT	OTHERS PRESENT
Donna Frazier	Scott Green	John Elsden, City Planner
Jonathan Kamenicky	Randolph Griffin	Pat Ekiss, Fire Chief
Todd Osborn	Don McAlister	Marsha Haass, Com. Dev. Admin. Assist.
Thomas Rohlack		See Attached Sign In Sheet
Brandt Rydell		
Leland Stevens		

A. Impact Fee Advisory Committee Meeting

Call to order and declare a quorum
The Impact Fee Advisory Committee Meeting was called to order and a quorum declared at 6:00 p.m.

Review and recommend to City Council the semi-annual impact fee report for January 1, 2011 to June 30, 2011
Mr. Elsden reviewed the semi-annual impact fee report for January 1, 2011 to June 30, 2011 with the Impact Fee Advisory Committee and stated that staff recommends approval. He and Mr. van Til answered questions.

Mr Rydell made the motion to recommend to the City Council approval of the report. Second by Mr. Osborn. All voted aye.

Adjourn
The Impact Fee Advisory Committee Meeting was adjourned at 6:13 p.m.

B. Planning and Zoning Commission Meeting

CALL TO ORDER AND DECLARE A QUORUM
The Planning and Zoning Commission meeting was called to order and a quorum declared at 6:13 p.m.

CITIZEN COMMUNICATION
None.

Review and approve Minutes from June 14, 2011.
Mr. Rydell made the motion to approve the minutes from the June 14, 2011 meeting with one correction. Item ZC-11-01 should have shown Mr. Griffin making the motion to recommend to City Council that they approve the request as submitted. Second by Mr. Kamenicky. All voted aye.

PC-11-13 Review and Make Recommendation for adoption of the 2009 family of International Codes including the Residential Codes, Building Codes, Plumbing Codes, Fuel Gas Codes, Electrical Codes (2008), Mechanical Codes, and Fire Codes.
Mr. van Til and Chief Ekiss reviewed the 2009 family of International Codes with the Commission in more detail and answered their questions.

Motion made by Mr. Rohlack to recommend adoption of the 2009 International Codes. Second by Mrs. Frazier. Vote was 6 to 1. Motion passed.

PC-11-14 Hold Public Hearing on proposal to delete two uses from the Taylor Zoning Ordinance, Table 3, "Institution for Religious, Charitable or Philanthropic Nature," and "Non-Profit Activities by a Church," and add two uses to Table 3 "Food Bank or Pantry" and "Homeless Shelter" with definitions.

The public hearing was opened. Mr. Elsden introduced the proposal to delete two uses as shown above from the Taylor Zoning Ordinance, Table 3 and to add two other uses as shown above to Table 3. Mr. van Til and Mr. Elsden discussed the proposal with the Commission and answered their questions. The Commission decided to continue the public hearing at the next meeting.

PC-11-14 Make Recommendation on proposal to delete two uses from the Taylor Zoning Ordinance, Table 3, "Institution for Religious, Charitable or Philanthropic Nature," and "Non-Profit Activities by a Church," and add two uses to Table 3 "Food Bank or Pantry" and "Homeless Shelter" with definitions.

No action was taken.

Discussion Items:

Discuss Downtown Neighborhood (DN) Future Land Use designation and option for a Specific Use Permit for minor auto repair and minor auto accessory installation within areas designated DN and zoned B-1.

Mr. van Til discussed this item with the Commission and answered questions.

NEXT MEETING DATE: August 9, 2011

The next meeting date is scheduled for August 9, 2011.

Adjourn

The meeting was adjourned at 7:18 p.m.

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Bob van Til
Director of Community Development

Leland Stevens
Planning & Zoning Commission Vice Chairman