

## Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **January 3, 2022** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

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

MEMBERS ABSENT: AMIEE DAUPHIN

STAFF PRESENT: TIM YOUNG, WENDY MARBLE, BRYAN BALENSEIFEN, AND KELLY DEATHERAGE

OTHERS PRESENT: VICKIE HILDEBRAND, RODNEY WILLIAMS, PATSY BONNER, LONNIE BONNER, AND JAYSON KNIGHT

**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 September 7, 2021, meeting

**Motion was made by Traxler, seconded by Kincannon to approve minutes from September 7, 2021.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Kincannon and Heathco**

**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 minutes from December 6, 2021, meeting

**Motion was made by Traxler, seconded by Kincannon to approve minutes from December 6, 2021.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Kincannon and Heathco**

**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 2021-38** petition of Rodney and Summer Williams to rezone two parcels from A-1 to R-1A located in the 1100 block of Pine Ridge.

**Rodney Williams 1108 Pineridge has 15 acres and ask to split an acre for the in-laws. All zoned Ag, rezone into 3 tracks 2- 1 acres tracts rezoned as R-1A leaving tract 3 still zoned as AG. Bryan Balenseifen explains zoning R-1A is the only one that fits 2 – 1 acre lots, R-1B 2 Acre lots and larger with different set back rules. Chris Heathco ask about lot line adjustment, Bryan Balenseifen explains the two go together.**

**Rolison opened Public at 6:41pm**

**Lonnie Bonner 1004 Pineridge – Ask how this will affect him. Richard Rolison states 1 acre requires rezoning, and it will not change anything on Mr. Bonner property. Lonnie Bonner than ask if he can build a house on his two acres? Richard Rolison explains if he comes and talks to staff with a proposal, and staff will review the proposal.**

**Rolison closed Public Hearing at 6:46pm**

**Tim Young stated that R-1A intended for zoning neighborhoods, The city has a history of letting it apply to 1 or 2 lots at a time. Making sure all understood.**

**Motion was made by Kincannon, seconded by Traxler to approve PC Petition 2021-38, request of Rodney and Summer Williams, to Rezone Two Parcels From General Agricultural (A-1) District to the Urban Estates Residential (R-1A) District approximately 2 1-Acre lots located in the 1100 Block of Pine Ridge.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Kincannon and Heathco**

**Nay: None**

**Young stated this item will go before the City Council at the meeting next Monday at 7pm.**

4. **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 2021-39 petition of Rodney and Summer Williams for a lot line adjustment in the 1100 block of Pine Ridge.**

**Bryan Balenseifen States this is to divide the 3 parcels from the previous petition.**

**Rolison opened Public Hearing at 6:53pm**

**Rolison closed Public Hearing at 6:53pm**

**Motion was made by Kincannon, seconded by Traxler to approve PC Petition 2021-39, request a lot line adjustment in the 1100 block of Pine Ridge.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Kincannon and Heathco**

**Nay: None**

**Rolison stated this item will go before the City Council at the meeting next Monday at 7pm.**

5. **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 2022-01 amending the Tuttle Zoning Ordinance regarding the administration of Zoning Amendments and Specific Use Permits.**

**Tim Young Request to table PC-2022-01 amending the Tuttle Zoning Ordinance regarding the administration of Zoning Amendments and Specific Use Permits, will keep on agenda.**

**Rolison opened Public Hearing at 7:00pm**

**Rolison closed Public Hearing at 7:00pm**

**Motion was made by Kincannon, seconded by Heathco to Table PC Petition 2022-01, Zoning Amendemts to fees.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Kincannon and Heathco**

**Nay: None**

6. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-04** amending the Tuttle Subdivision Regulations regarding the fees, renaming subdivision variances to subdivision waivers, and clarifying language regarding lot merges and lot line adjustments

**Tim Young states changes need to be by ordinances not resolutions, this amends the language, changes variance to waiver, cleaning up a lot of the languages throughout the regulations dealing with fees Sect 2 5A correction.**

**Motion was made by Kincannon, seconded by Rolison to approve PC Petition 2022-04, amending the Tuttle Subdivision Regulations regarding the fees, renaming subdivision variances to subdivision waivers, and clarifying language regarding lot merges and lot line adjustments.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Kincannon, and Heathco**

**Nay: None**

7. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-03** recommendation to amend zoning, subdivision, and other community development fees.

**Bryan Balenseifen discuss changes to the fee schedule. Tim Young states legal publications Should Be Legal Mailings. Reverse what it includes and does not include.**

**Motion was made by Traxler, seconded by Kincannon to approve PC Petition 2022-03 as Amended, Recommendation to amend zoning, subdivision, and other community development fees.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Kincannon and Heathco**

**Nay: None**

### **ANNOUNCEMENTS**

1. Next meeting Monday, February 7, 2022 at 6:30 pm

### **NEW BUSINESS**

### **ADJOURNMENT**

**Motion was made Rolison, seconded by Kincannon to adjourn the meeting at 7:36 p.m.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, Kincannon and Heathco**

**Nay: None**

Attest:

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City Clerk

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Chairman