

Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A SPECIAL PUBLIC MEETING ON **JUNE 1, 2020** AT 5:00 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: RICHARD ROLISON, BRAD TRAXLER, DAVID PARKER, FRED YAEGER AND AIMEE DAUPHIN

MEMBERS ABSENT: NONE

STAFF PRESENT: TIM YOUNG, WENDY MARBLE, BRIAN BALENSEIFEN, KAYLEY GORDON, SEAN FAIRBAIRN, LAURIE KOELSCH AND AARON MCLEROY

OTHERS PRESENT: DAVID WYATT, MARK CHRISTIAN, BILLY JACK TRAXLER, AND OTHER ONLINE GUESTS

CALL TO ORDER Rolison opened the meeting at 5:05 p.m.

ROLL CALL Marble called the roll and declared a quorum present

ORDER OF BUSINESS -

1. APPROVAL of minutes from May 4, 2020 meeting

Motion was made by Traxler, seconded by Parker to approve minutes from May 4, 2020 meeting.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, Yeager, and Dauphin

Nay: None

2. DISCUSSION, and related CONSIDERATION of PC PETITION 2020-17 request of Jaden Court, LLC, for approval of a final plat and acceptance of dedicated infrastructure for Jaden Court Phase 1.

Young stated invoice has been sent but no fees paid, received bond, discussed detention pond not draining, pipe lower than channel flowing. Sidewalks required – developer will put in sidewalks with ramps at intersection, standards were changed in March 2020, developer has made upgrades to meet ordinances that have changed since design. Fairbairn presented final plat review, completed – testing, drainage plan for channel improvements is ongoing, Jaden Ct. & Riata Ranch in agreement to make drainage improvements, Riata Ranch drainage improvements were not done previously. Fairbairn separate issue from other development for Riata Ranch, work out sidewalk for common areas, developer/builder responsible for erosion control. Rolison asked if ADA Compliance on ramps? Fairbairn commented full compliance. Mr. Traxler stated common sidewalk completed when there is connection to tie to. Rolison asked about construction of walking trail? Mr. Traxler replied concrete 81 feet top of dike is 10 ft wide. Rolison asked when? Mr. Traxler stated 40-50% complete into second phase before building trail. Mr. Wyatt stated cut flow to only 30% of original site flow rate. Rolison asked if it will dry? Fairbairn stated yes, eventually have trickle channel. McLeroy asked what will you do if you do not get easements, will only give licenses. Young stated Mr. Altmier will ask new owner for license, this is the North-South open channel. Perryman answered question about difference between license and easement. Dauphin asked why not easement? Perryman answered wanted minimal impact, want City to reshape and then City would not have rights or upkeep. Young stated councilmember reported water flowing underground and septic issues. Mr. Wyatt said he doesn't agree, it would not be standing on top if it were moving laterally- wet winter and spring could cause septic issues. Traxler stated septic issues due to

everyone was home from work and school. Rolison asked what the plan is? Fairbairn stated option to pump water out to keep it dry until easement acquired, flatten bottom of pond. Young asked how far to drop from South to North. Fairbairn replied original plan to reshape entire channel. Rolison stated separate some items – what about 30-40% until sidewalk or walking trail constructed. Mr. Traxler stated take care of mowing until HOA takeover. Young stated Mr. Traxler is HOA. Young stated he is taking over drainage management from Assistant City Manager. Dauphin asked can we put them on timeline? Young stated applicant has built as approved by Planning Commission and City Council. Wyatt stated 30 protesters from Silver Ridge and Riata Ranch and now all seem happy, used 25 lots to build detention pond. Young stated fence will be built when lots near Tyler Dr. begin to be built. Rolison stated 40% of lots to build trail.

Motion was made by Yaeger, seconded by Dauphin to approve PC PETITION 2020-17 request of Jaden Court, LLC, for approval of a final plat and acceptance of dedicated infrastructure for Jaden Court Phase 1.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, Yaeger and Dauphin

Nay: None

Motion was made by Yaeger, seconded by Dauphin to approve 40% lots sold for acceptance for trail and sidewalks.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, Yaeger and Dauphin

Nay: None

3. PUBLIC HEARING, DISCUSSION, and related CONSIDERATION of PC Petition 2020-05 regarding amendments to the Tuttle Code of Ordinances and the Tuttle Zoning Code regarding regulations for commercial medical marijuana

Young presented licensing ordinance, default to liquor store rules. Planning Commission and City Council can decide on fees. For growing the zoning is industrial, zoning will require public hearing.

Rolison opened the Public Hearing at 5:52 pm
Citizen request Donnie Cass.

Mr. Cass stated he is looking at property on Tyler Dr. for grow facility, 600 ft from Front door, will construct stockade fence, will not have any odor, does not agree with 1000ft. Rolison closed the Public Hearing at 5:56 pm

Rolison stated extensive discussion last month, discussed growing and dispensary, debated and came up with product for council. Traxler mentioned manufacturing type business not located in residential. Rolison stated it's time to move to City Council for decision to be made.

Motion was made by Rolison, seconded by Parker to approve PC Petition 2020-05 regarding amendments to the Tuttle Code of Ordinances and the Tuttle Zoning Code regarding regulations for commercial medical marijuana draft ordinances for items 3A&B to send to City Council for consideration.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, Yaeger and Dauphin

Nay: None

4. PUBLIC HEARING, DISCUSSION, and related CONSIDERATION of PC Petition 2020-16 regarding amendments to the Tuttle Zoning Code amending the district regulations and land uses for the Central Business District; and adding criteria for outdoor yard storage areas.

Young stated allowance for contractors yard in CBD, criteria for outdoor site design, yard must be screened from street, Red Dirt Septic – good example and yard in back, allowed to not pave if not visible from street, recommend to apply to C-5 District.

Rolison opened Public Hearing at 6:07 pm

Mark Christian – Owns a C-5 property and this will remove the SUP process from each tenant that leases his property, which is a positive thing.

Rolison closed the Public Hearing at 6:08 pm

Motion was made by Dauphin, seconded by Traxler to approve PC Petition 2020-16 regarding amendments to the Tuttle Zoning Code amending the district regulations and land uses for the Central Business District; and adding criteria for outdoor yard storage areas.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, Yaeger and Dauphin

Nay: None

5. INFORMATION and REPORTS

Young stated regular meeting next month – 10-minute break to sanitize room before the next meeting.

ANNOUNCEMENTS

1. Next meeting Monday, July 6, 2020 at 6:30pm

NEW BUSINESS

ADJOURNMENT

Motion was made Traxler, seconded by Dauphin to adjourn the meeting at 6:09 p.m.

Motion carried as follows:

Aye: Rolison, Traxler, Parker, Yaeger and Dauphin

Nay: None

Attest:

City Clerk

Chairman