

## Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **AUGUST 3, 2020** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: RICHARD ROLISON, BRAD TRAXLER, DAVID PARKER, AND TYLER KINCANNON

MEMBERS ABSENT: AMIEE DAUPHIN

STAFF PRESENT: TIM YOUNG, WENDY MARBLE, KAYLEY GORDON, BRIAN BALENSEIFEN AND AARON MCLEROY

OTHERS PRESENT: ERICA AND TYLER DAVIS, CHRISTINA DURINGTON, CHRIS AND HOLLY JONES, MARK MATHIS, JEREMY DEDMON, CODY THOMPSON, VALLERI KIRBY, 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. SELECTION of Chair and Vice Chair to serve a term expiring June 30, 2021  
**Motion was made by Traxler, seconded by Parker to nominate Richard Rolison for Chair.**  
**Motion carried as follows:**  
**Aye: Rolison, Traxler, Parker, and Kincannon**  
**Nay: None**  
  
**Motion was made by Rolison, seconded by Parker to nominate Traxler for Vice-Chair**  
**Motion carried as follows:**  
**Aye: Rolison, Traxler, Parker, and Kincannon**  
**Nay: None**
2. APPROVAL of minutes from July 6, 2020  
  
**Kincannon recused himself, since he was not on the board at the time.**  
  
**Motion was made by Parker, seconded by Rolison to approve minutes from July 6, 2020.**  
**Motion carried as follows:**  
**Aye: Rolison, Traxler, and Parker**  
**Nay: Kincannon**
3. PUBLIC HEARING, DISCUSSION and related CONSIDERATION of **PC Petition 2020-28**, request of Mark Mathis to rezone from the Urban Estates Residential (R-1A) District to the General Agricultural (A-1) District approximately 20.0 acres located at 7216 Ethan Lane and repeal the existing Planning Unit Development on said tract (PD-009)  
  
**Young stated this item is deferred to next month, petitioner needs to make changes.**
4. DISCUSSION and related CONSIDERATION of **PC Petition 2020-13**, request of Kim Kerby for a lot line adjustment at 1004 Twin Creek Circle

**Young stated Kerby's are exchanging property with relatives, it is the same sq. footage. This will give more frontage. He stated this meets all requirements.**

**Motion was made by Traxler, seconded by Parker to approve PC Petition 2020-13, the request of Kim Kerby for a lot line adjustment at 1004 Twin Creek Circle.**

**Motion carried as follows:**

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

**Nay: None**

5. DISCUSSION and related CONSIDERATION of **PC Petition 2020-30**, request of Cody and Amber Thompson to name private street Thompson Dr.

**Cody Thompson stated they are wanting to name private drive for 911 purposes. Young stated it meets all requirements.**

**Motion was made by Kincannon, seconded by Rolison to approve PC Petition 2020-30, the request of Cody and Amber Thompson to name private street Thompson Dr.**

**Motion carried as follows:**

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

**Nay: None**

6. 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 (items remanded back to the Planning Commission from the City Council)
- a. An Ordinance amending the Tuttle Code of Ordinances adopting Medical Marijuana business regulations; adopting fees for medical marijuana business permits; repealing the moratorium on issuing new permits for medical marijuana businesses; and providing for severability.
  - b. An Ordinance amending the Tuttle Zoning Code amending the use table to add medical marijuana commercial uses; adopting medical marijuana business regulations; and providing severability.

**Young stated that Planning Commission approved this item about 3 months ago, City Council sent back for Planning Commission to review further, open door for SUP process but decide what the goal is, keep out or right location. Communicate goal to City Council. Young presented map with zoning areas. Mark Mathis – why lumping grow houses in commercial? He stated grow facility has no interaction with the public like a retail business. Rolison explained all business must meet certain regulations. Traxler asked how a grow house would impact the neighbors. Ms. Mathis stated it would depend on indoor or outdoor grow and she stated you should not notice smell.**

**Dedmon discussed wanting to grow for his processing facility. Young mentioned using Mathis property as an example. Why 100ft from neighborhoods and other businesses? Rolison said not to get hung up on footage, asked staff to come up with criteria for use, what needs to be considered in SUP. Young asked what does City want to do beyond State regulations, don't know what to bring to Planning Commission or City Council to consider. Traxler stated size of building in relation to size of property. Dedmon suggested a percentage cap for size of building. Rolison stated seeing the proposal for facility requirements. Young stated current requirements are 10ft fence and security cameras. Dedmon stated he likes the idea of SUP, can look at on a case by case basis. Parker stated need to look at what is surrounding ag property - homes or commercial. Young stated would you want to allow commercial grow or processing in residential area? Traxler stated what type of commercial zoning would allow growing. Young discussed percentage not to exceed for building size, allow in C-5 – completely indoors or develop comm/industrial zone. Traxler stated does not have to**

be in only industrial zone. Young stated use SUP for A-1 zoning – allow it in C-5. In ag is it stand alone business or on property you live on? Not allowed without a home on property. Young mentioned setbacks for ag? The setbacks are too low for ag.

Motion was made by Rolison, seconded by Traxler to table item 6, PC Petition 2020-05 regarding amendments to the Tuttle Code of Ordinances and the Tuttle Zoning Code regarding regulations for Commercial Medical Marijuana until the September meeting.  
Motion carried as follows:  
Aye: Rolison, Traxler, Parker, and Kincannon  
Nay: None

7. DISCUSSION ONLY of **PC Petition 2020-04** regarding amending the Tuttle Zoning Code creating new zoning districts and amending the permitted use table.

**No Action**

8. DISCUSSION and related CONSIDERATION of **PC Petition 2020-24** regarding amendment to the Tuttle Zoning Code regarding modification regarding signage regulations (public hearing conducted at 7/6/2020 meeting)

**No Action**

#### **ANNOUNCEMENTS**

1. Next meeting Tuesday, September 8, 2020 at 6:30 pm

#### **NEW BUSINESS**

#### **ADJOURNMENT**

Motion was made Rolison, seconded by Parker to adjourn the meeting at 8:07 p.m.  
Motion carried as follows:  
Aye: Rolison, Traxler, Parker, and Kincannon  
Nay: None

Attest:

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City Clerk

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Chairman