

## Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **August 5, 2019** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

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

MEMBERS ABSENT: FRED YAEGER

STAFF PRESENT: TIM YOUNG, WENDY MARBLE, KAYLEY GORDON, AND SEAN FAIRBAIRN

OTHERS PRESENT: BILLY TRAXLER, DAVID WYATT, BILL INGRAM, ROBERT HARMON, TERRY SHAW, MELDIN ERNEST, CHARLES RANKIN, BRENT ZERBY, TOM KOELTZOW, DON ADAMS, DENNIS LEHMAN, MIKE REESE, CARL STONEBARGER, MICHELLE COBLE, BEVERLY MITCHELL, SAM ALLOWAY, STEVE SCHOLSSER, BRYAN BALL, RALPH KILGORE, AREITTA CARTER AND OTHERS WHO DID NOT SIGN IN

**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. APPROVAL of minutes from July 3, 2019

**Motion was made by Traxler, seconded by Dauphin to approve minutes from July 3, 2019 meeting.**

**Motion carried as follows:**

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

**Nay: None**

2. DISCUSSION and related CONSIDERATION of **PC Petition 2019-18**, request of Deer Ridge Run, LLC, for approval of a preliminary plat and construction plans for Deer Ridge Run Phase 3

**Tom Koeltzow – Landowner said he’s looking forward to getting this item passed. Fairbairn stated it’s 37 acres, 81 lots, enclosed storm sewer, curb and gutter, also has 2 detention ponds.**

**Motion was made by Dauphin, seconded by Parker to approve PC 2019-18 request of Deer Ridge Run LLC, for approval of preliminary plat and construction plans for Deer Ridge Run Phase 3.**

**Motion carried as follows:**

**Aye: Traxler, Dauphin, Parker, Rolison**

**Nay: None**

**Young said he will forward to City Council meeting Monday August 12<sup>th</sup> at 7:00 p.m. Young stated Jaden Court discussion will begin at 8:00 p.m. when City Attorney can be present.**

**Rolison made motion to recess for 5 minutes at 6:34 p.m.**

**Rolison resumed meeting at 6:40 p.m.**

3. WORKSHOP Planning Commissioner training

**Young presented newspaper did not publish PC Petition on time.  
Young presented Planning Training 101**

4. UPDATE from City Manager regarding status of current projects

**Rolison resumed meeting at 8:04 p.m.  
Rolison stated combine items 5 & 6 for discussion.**

5. DISCUSSION and related CONSIDERATION of **PC 2019-31** request of Jaden Court, LLC., for approval of a preliminary plat and construction plans for Jaden Court, LLC (The Planning Commission will not discuss this agenda until at least 8:00pm)

**David Wyatt - Engineer for applicant said it's designed to meet current standards, large detention pond, water discharge will be 25% of what is current.**

**Billy Traxler – mentioned subdivision with 2000 Sq. Ft. homes, 11,000 ft. lot size is minimum most will be 100x135 larger.**

**Dauphin asked if façade was more than 85%**

**Billy Traxler responded no.**

**Young stated newspaper did not publish façade or PUD petition.**

**Billy Traxler said façade not less than current Ordinance, one tree in front yard.**

**Mayor McLeroy discussed changes to PUD adding Current City Code at time of building permit application issuance.**

**Billy Traxler discussed addressing landscape in HOA.**

**McLeroy asked if they can require a brand and color of shingle.**

**Billy Traxler said yes**

**Young put equivalent of product not the brand in PUD language.**

**Wyatt said PUD should state all roofs will look the same. Covenants will address color and material.**

**Motion was made by Dauphin, seconded by Parker to approve PC 2019-31 request of Jaden Court LLC, for approval of preliminary plat and construction plans for Jaden Court, LLC.**

**Motion carried as follows:**

**Aye: Traxler, Dauphin, Parker, Rolison**

**Nay: None**

6. PUBLIC HEARING, DISCUSSION and related CONSIDERATION of **PC Petition 2019-22**, request of Jaden Court, LLC., for approval of a Planned Development to be located in the 4300 Block of E. Tyler Dr. (Planning Commission will not conduct the public hearing or discuss this agenda item until at least 8:00pm)

**Rolison opened Public Hearing at 8:25 p.m.**

Brent Zerby representing Silver Ridge addition said he has reviewed the plans and calculated max flow at 55 in Silver Ridge and asked how did he calculate?

Wyatt responded saying the curb line will carry 20

Zerby mentioned they have made additional requests.

City Attorney Perryman explained what a License means– specific purpose for a limited amount of time. Issue is utilization of public funds on private property. License would allow work to be done and then end/terminate

Wyatt said detention pond is 4 times as big as required.

Dauphin asked what happens in 10 years.

Perryman responded that the license expires, property owner assumes liability if they change or alter drainage.

Zerby said City made offer to do work

Perryman said drainage will be done by City or Contractor.

Zerby stated Residents will maintain.

Parker asked who maintains detention ponds?

Wyatt said HOA will be responsible.

Perryman said City will correct nuisance, if not maintained.

Mike Reese representing Deer Ridge Run concerned about Detention Pond

Wyatt said it will drain into Deer Ridge Run.

Young stated that he has recused himself from all discussion.

Fairbairn explained detention and channel, has been informed about license tonight, will need to discuss with staff and council for a timeline.

Brian Ball at 1812 Excalibur Dr. asked what will keep residents from altering channel in the future?

Perryman said City will document channel work thoroughly and residents will be liable if they make changes or impede flow.

Rolison closed the Public Hearing at 8:52 p.m.

Rolison asked if Fairbairn is happy with all?

Fairbairn stated yes, he is.

Perryman said he's happy with legal.

Young provided amendments to PUD

Motion was made by Traxler, seconded by Parker to approves amended PUD

Motion carried as follows:

Aye: Traxler, Dauphin, Parker, and Rolison

Nay: None

Young stated will forward to City Council.

## **ANNOUNCEMENTS**

1. Next meeting Tuesday, September 3, 2019 at 6:30 pm

**NEW BUSINESS**

**ADJOURNMENT**

**Motion was made Rolison, seconded by Dauphin to adjourn the meeting at 9:01 p.m.**

**Motion carried as follows:**

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

**Nay: None**

Attest:

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City Clerk

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Chairman