Regular Meeting of the Planning and Zoning Commission
516 Ranch House Road, Willow Park, TX 76087
Tuesday, February 21, 2012, 6:30 PM

AMENDED MINUTES

I. CALL TO ORDER 6:37pm

II. QUORUM CHECK

Present: Chairman David Fritz, Commissioners: Kierin Johnson, Tim Koirtyohann, Bernard Suchocki, JoAnn Cassidy, Alternate Brian Thornburg and Development Services Director Becky Stokes

Absent: Vice Chair Milton Bradley and Alternate Marci Parker

III. APPROVAL OF PREVIOUS MINUTES

A. Minutes of January 17, 2012

Motion was made by Commissioner Suchocki to place a summary of the Comprehensive Plan for Hudson Oaks in the minutes along with suggestions regarding planning and action items to implement the Comprehensive Plan for Willow Park, seconded by Commissioner Cassidy.

Aye votes: Commissioners: Suchocki and Cassidy
Nay votes: Commissioner Johnson and Alternate Thornburg, tie was broken by Chairman Fritz
Abstain: Commissioner Koirtyohann
Motion failed with a vote of 2-3-1

Motion was made by Alternate Thornburg to approve the minutes as written, seconded by Commissioner Johnson

Aye votes: Commissioner Johnson and Alternate Thornburg, tie was broken by Chairman Fritz
Nay votes: None
Abstain: Commissioners Suchocki and Cassidy
Motion passed with a vote of 3-0-2

A motion was made by Commissioner Koirtyohann to insert item VI. Reconvene to Open Meeting after item V. Close Public Hearing, seconded by Alternate Thornburg

Aye votes: Commissioners Johnson, Koirtyohann, Suchocki, Cassidy and Alternate Thornburg
Nay votes: None
Abstain: None
Motion passed with a vote of 5-0-0

IV. RECESS TO PUBLIC HEARING 6:52pm

A. Amend Chapter 12, Article 12.500, Use Restrictions and Zoning Regulations, Section 12.510 Class III-Business: (C) Commercial District. This amendment will be to include Climate Controlled Self-Contained Public Storage in the Commercial classification

There was no one from the public to speak

B. Amend Chapter 12 to include a new Ordinance for Wind/Solar Energy

There was no one from the public to speak

Motion was made by Commissioner Koirtyohann to reconvene to Open Meeting, seconded by Alternate Thornburg

Aye votes: Commissioners Johnson, Koirtyohann, Suchocki, Cassidy and Alternate Thornburg
Nay votes: None
Abstain: None
Motion passed with a vote of 5-0-0

RECONVENE TO OPEN MEETING @ 6:53pm

Motion was made by Commissioner Koirtyohann to move item VI. NEW BUSINESS before item V. OLD BUSINESS for the convenience of the guests that are present to speak to the Commission, seconded by Commissioner Suchocki.

Aye votes: Commissioners Johnson, Koirtyohann, Suchocki, Cassidy and Alternate Thornburg
Nay votes: None
Abstain: None
Motion passed with a vote of 5-0-0

V. NEW BUSINESS

A. **Discussion/Action:** Consider and take action on the Preliminary Plat, Blocks 1-4, Hunters Glen, being 23.189 acres of land situated in the Eliza Oxer Survey, Abstract Number 1034 and the John J Phelps Survey, Abstract Number 1046 Willow Park, Parker County, Texas (Chairman Fritz)

Mr. Ed Childress, SD Engineering, representing Hunters Glen discussed items on the Subdivision such as lot size, water, sewer, drainage and the lift station. Mr. Childress stated they would be requesting a "V" design street instead of the parabolic design street with the roll over curb as required by the City's Subdivision Ordinance. Mr. Childress requested a continuance for the Preliminary Plat

A motion was made by Commissioner Koirtyohann to grant the continuance of the Preliminary Plat for Hunters Glen for 30 days, seconded by Alternate Thornburg

Aye votes: Commissioners: Johnson, Koirtyohann, Suchocki, Cassidy, and Alternate Thornburg
Nay votes: None
Abstain: None
Motion passed with a vote of 5-0-0

B. **Discussion/Action:** Consider and take action on the resignation of Kyla Davis (Chairman Fritz)

Motion was made by Commissioner Johnson to accept the resignation of Kyla Davis, seconded by Commissioner Koirtyohann.

Aye votes: Commissioners: Johnson, Koirtyohann, Suchocki, Cassidy, and Alternate Thornburg
Nay votes: None
Abstain: None
Motion passed with a vote of 5-0-0

C. **Discussion/Action:** Consider and take action on placing Alternate Marci Parker to Commissioner position (Chairman Fritz)

Motion was made by Commissioner Johnson to place Alternate Marci Parker to Commissioner position, Place #7, seconded by Commissioner Koirtyohann.

Aye votes: Commissioners: Johnson, Koirtyohann, Cassidy, and Alternate Thornburg
Nay votes: None
Abstain: Commissioners Suchocki
Motion passed with a vote of 4-0-1

D. **Discussion/Action:** Consider and take action on the application of James Mullins as Alternate for the Planning & Zoning Commission (Chairman Fritz)

Motion was made by Commissioner Koirtyohann to make the recommendation to City Council to accept the application of James Mullins as Alternate Place #1, seconded by Commissioner Suchocki

Aye votes: Commissioners: Johnson, Koirtyohann, Suchocki, Cassidy, and Alternate Thornburg
Nay votes: None
Abstain: None
Motion passed with a vote of 5-0-0

Chairman Fritz recessed the meeting for a ten minute break at 7:45pm
Chairman Fritz reconvened the meeting at 7:52pm

VI. OLD BUSINESS

A. **Discussion/Action:** Consider and take action on creating a Wind Energy Ordinance (Commissioner Koirtyohann)

There was a lengthy discussion on the City of Springtown's Ordinance for Wind Energy as well as some recommended revisions made by Commissioners Koirtyohann and Suchocki and various Commissioners. No action was taken on this item.

B. **Discussion/Action:** Consider and take action to recommend to the City Council the addition of Climate Controlled Self Contained Public Storage to the Class III-Business (C) Commercial District classification of uses to the City of Willow Park Code of Ordinances (Chairman Fritz)

There was a short discussion on different requirements for this item. Motion was made by Commissioner Koirtyohann to recommend to the City Council to adopt an Ordinance for Climate Controlled Self Contained Public Storage with the changes as discussed, seconded by Alternate Thornburg.

Aye votes: Commissioners: Johnson, Koirtyohann, Cassidy, and Alternate Thornburg
Nay votes: None
Abstain: Commissioner Suchocki
Motion passed with a vote of 4-0-1

VII. ADJOURNMENT @ 10:36 pm

With no further business a motion was made by Commissioner Cassidy to adjourn the meeting, seconded by Commissioner Koirtyohann

Aye votes: Commissioners: Johnson, Koirtyohann, Suchocki, Cassidy, and Alternate Thornburg
Nay votes: None
Abstain: None
Motion passed with a vote of 5-0-0

Chairman Fritz adjourned the meeting at 10:36pm

Chairman David Fritz

David Fritz

City Secretary Yael Hoffman

Yael Hoffman