

PLANNING AND ZONING COMMISSION MEETING  
April 3, 2017  
MINUTES

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:00 p.m. by Chairman Elaine Kemp. Board members present: Brenda Richardson, Elaine Kemp, Stewart Wilson, and Tom Mannering. Board members absent: Steven Cannon, Tracy Long, and Alana Seaman. City of Ingleside staff present: Interim Building Official Carey Dietrich, and Administrative Assistant Cassandra Duvall.

II. Pledge of Allegiance

III. Consideration and action of the Minutes of the Planning and Zoning Meeting of February 6, 2017. The minutes were approved as printed by all members present.

IV. OTHER BUSINESS

(A) Public Hearing concerning an application filed by Mike Bieniek, A/CP agent for American Tower L.P., to request a building permit as per Sec. 78-601 (d) (3) (b) to remove and replace an existing tower on the property located at PT LTS 14, 15, & 16 BLK 90 McCampbell Subdivision also known as 2320 Ave B.

Chairman Elaine Kemp opened the Public Hearing at 6:02 p.m.

Speaking For: Mike Bieniek, LCC. Telecom Services, 10700 West Higgins Road Suite 240 Rosemont Illinois, representative for American Tower spoke in favor of the building permit. Mr. Bieniek stated this will be what they call a drop and swap. They want to build a new tower to replace the existing tower, once the new tower is built the equipment would then be moved to the new tower and the old one would then be demolished/removed.

Speaking Against: There was no one speaking against.

There were no letters and no calls received for the request.

Chairman Elaine Kemp closed the Public Hearing at 6:04 p.m.

(B) Consideration and possible action on (A) above.

After a short discussion, Board member Tom Mannering moved to recommend the approval of the request for a permit to City Council which was seconded by Board Member Stewart Wilson. The motion was approved unanimously, by all members present.

(C) Public Hearing concerning an application filed by Parnel Haynes, to rezone LTS 9 & 10 BLK 25 RJ Williams Subdivision (fronting Main Street). Mr. Haynes is requesting to be allowed to change the zoning from its present classification of C-1 (Local Commercial) to C-2 (General Commercial).

Chairman Elaine Kemp opened the Public Hearing at 6:10 p.m.



Speaking For: Parnell Haynes 310 Olympic Drive Portland, Texas spoke in favor of the rezone. Mr. Haynes stated he hopes to move his shop from Portland to Ingleside and clean up the property and build a nice metal building on the property. The main purpose of the rezone is C-2 only requires a 20 ft. setback whereas C-1 requires a 25 ft. setback if the rezone passes it gives Mr. Haynes more property to use to build his shop.

Speaking Against: There was no one speaking against.

There were no letters and no calls received for the request.

Chairman Elaine Kemp closed the Public Hearing at 6:12 p.m.

(D) Consideration and possible action on (C) above.

After a short discussion, Board member Brenda Richardson moved to recommend the approval of the request for a rezone to City Council which was seconded by Board Member Stewart Wilson. The motion was approved unanimously, by all members present.

#### V. COMMENTS FROM THE PUBLIC

There were no comments from the public.

#### VI. REPORTS FROM PLANNING AND ZONING MEMBERS

Board member Stewart Wilson requested items to be put on the next agenda to discuss. First of which, is excavation permits. His concern is when people have big holes on their property that are manmade, and they have a chance to fill them in with dirt, free of charge, they should be able to come to the permit department and for a minimal fee be able to fill in those holes for safety issues.

Interim Building Official Carey Dietrich stated we do have that in place but only for up to 50 cubic yards that a Building Official can sign off on without going to P&Z & Council. Mrs. Dietrich also stated without prior knowledge of how the holes originated you run into drainage issues if they ended up flooding out their neighbors. Once a hole is dug it's considered part of the drainage, but we could definitely look into the process and discuss it further at a later date. The second item Mr. Wilson wants to add to the agenda is completing the process of rezoning South Main Street for any properties still C-1 (Local Commercial) to be rezoned to C-2 (General Commercial).

Interim Building Official Carey Dietrich stated we would try and get him a report by next meeting of how many properties and notifications it would be.

The final item Mr. Wilson wants to discuss is with metal buildings, he'd like to have some research done on the rules of aesthetics for the front of businesses particularly on HWY 361, HWY 1069, and West Main Street, to make the appearance look better.

Interim Building Official Carey Dietrich said we would look into that. See what some of the surrounding cities are doing.

#### VII. REPORTS FROM STAFF

Interim Building Official Carey Dietrich informed the commission that there is an online course she has been looking into and hopes to bring some information on that to them at the next meeting.

VIII. DISCUSSION ON AGENDA FOR NEXT MEETING

Administrative Assistant Cassandra Duvall informed the Planning and Zoning Commission that we have a meeting scheduled for Monday, April 17<sup>th</sup> and May 1<sup>st</sup>.

IX. ADJOURNMENT

The meeting was adjourned at 6:23 pm.

APPROVED:

  
Chair or Vice Chairman

ATTEST:

  
Interim Building Official, Carey Dietrich