



**TAYLOR PLANNING & ZONING COMMISSION
PUBLIC HEARING AND MEETING MINUTES**

TUESDAY, JANUARY 9, 2018

AT 7:00 P.M. AT

TAYLOR TOWN HALL

425 W. PAPER MILL ROAD

Commission Members Present: Chairman Wayne Jones, Vice-Chairman Jack Babb, Don Shumway, Douglas Nicholas, Steve Foster.

Commission Members Absent: None

Staff Present: Planning & Zoning Director Allen Davis, Administrative Assistant Rhonda Wheeler

Visitors: Michael & Mindy Neff, Fran Smith, Christine Ramsay, Charlie Ramsay, Lynn Hatch, Eric Ritz

1. **Called to Order:** Chairman Wayne Jones called the meeting to order at 7:00 p.m...
2. **Flag Salute:** Led by Commissioner Steve Foster.
3. **Invocation:** Given by Commissioner Don Shumway
4. **Open Call to the Public:** Chairman Wayne Jones moves open call to the public until item 6 on the agenda.
5. **Approval of Minutes:** Motion made by Commissioner Don Shumway with a second made by Vice Commissioner Jack Babb to approve the minutes from the November 21, 2017 meeting as presented. The motion carried unanimously.
6. **Public Hearing:** The hearing is being held to take public comment on a request by the owners of parcel #205-10-012 and #205-10-013 at the 100 block of South Highland for a (PAD) Planned Area Development. The applicant wishes to develop a series of 4-plexes with the future possibility of individual (Townhouse) ownership:
Owner of the parcels Eric Ritz explains the development is a series of 4 plexes with each unit between 1500 and 1600 square feet in a gated community. He explains they are looking for a PAD consideration versus a zoning change so they can build with the possibility of converting to condominium's or private ownership of the town houses. The development will have common amenities and is being designed to fill a niche for high quality housing

on smaller lots. Mr. Ritz emphasized that these are not apartments. Allen has the site plan up on the screen for viewing and Mr. Ritz explains there may be some site changes. There is a discussion on the site plan Allen has the site plan up on the screen for viewing and Mr. Ritz explains there may be some site changes. Commissioner ask for clarification on the location of the development what site plans changes is Mr. Ritz proposing. Mr. Ritz explains they are planning to build the development as drawn but there may be some administrative changes such as moving the buildings one way or another. Mr. Ritz wants to know what type of administrative changes can be done by staff versus having the site plan reviewed again should the zoning change be approved such as adding a gate at the cul de sacs. Mr. Ritz discusses amenities and discusses where a park may be set, where walls will be located within the gated community. Mr. Ritz explains there will be two car garages attached and that they will not allow street parking and if they ever did market the houses they would be and HOA set up. Commissioners ask if local contractors are going to being used and time table to complete the units. Commissioners ask if there are any conflicts with the surrounding properties and a discussion on zone changes. Allen Davis explains there is no spot zoning the zoning would be similar with what is in the area and there are no conflicts with the surrounding properties that he is aware of.

Mr. Neff speaks at the call to the public, the affects the development will on the infrastructure and a lack of water pressure at his property now. Mr. Neff also had concerns about the loss of views from his property, airport safety zones, fire suppression, light pollution but mostly the water pressure. Allen Davis explains there are water improvements and discussed what Mr. Ritz will need to do with his infrastructure plan. Mr. Neff asks that the zoning not be changed.

Mr. Ramsey speaks at the call to the public about the affects the development will have on flooding, drainage issues, foot traffic, and the airport discusses the foot traffic in his yard from Center Street and the airport.

Mrs. Ramsey speaks at the call to the public about the affects the development will have on traffic, drainage, she is for growth but not sure that large a growth is positive.

Mrs. Neff speaks at the call to the public and explains the infrastructure is not there right now and the water pressure issues. Mr. Neff discusses the increase in traffic.

Discussion by commissioners and Allen Davis about infrastructure issues for the Town, there was also discussion by Mr. Ritz on his risks in building in the area he has selected. Discussion on property values and the improvements that are in the works.

- 7. Recommendation by the Planning & Zoning Commission on the request for a (PAD) Planned Area Development at the 100 block of South Highland parcels #205-10-012 and #205-10-013.** Motion made by Commissioner Don Shumway for a recommendation of approval to the Town Council of the PAD with a second by Commissioner Doug Nichols with all approving except Commissioner Steve Foster who denied. Commissioner Don Shumway adds to his motion that the recommendation for approval is based on the PAD meeting all codes and setbacks. A discussion and clarification that the vote was approval for the zoning to be changed

from R1 to PAD. Commissioner Steve Foster changes his vote to approve based on the approval for the zoning change.

8. Annual Selection of Planning & Zoning Commission Chair and Vice Chair.

Commissioner Steve Foster nominates Vice Chair Jack Babb for Chairman with Commissioner Don Shumway seconding the motion. Commissioner Don Shumway then nominates Commissioner Doug Nichols for Vice Chair and Commissioner Steve Foster seconds the motion. Commissioner Steve Foster explains Roberts Rules of Order that since there is no opposition the nominees are elected. Jack Babb becomes Chairman and Doug Nichols becomes Vice Chairman.

9. General discussion and updates: Discussion on two upcoming businesses, Aliberto's and a Soda Shop.

10. Planning & Zoning members' reports and comments. Discussion on Chairman Jack Babb's proposal to have P & Z commission make approvals and denials and have the Town Council become the appellate decision if there is a disagreement. Jack Bab discusses revisions he suggests to town code Chapter 18. Jack tried to make his proposal standardize and asks everyone to review it and recommend changes to Allen Davis, Rhonda Wheeler or Jack Babb and he will present it to the council.

11. Adjournment. Motion made by Commissioner Wayne Jones and seconded by Commissioner Don Shumway to adjourn the meeting, approved unanimously at 8:30 p.m.

Dated this 6th day of February, 2018

Rhonda Wheeler
Administrative Assistant