

**MINUTES OF THE  
CITY OF PRINCETON  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
Of May 21, 2009**

The Princeton Planning and Zoning Commission met in regular session in the Council Chamber at City Hall, 306 Main Street, on May 21, 2009, at 6:30pm. The following Commissioners were present: Chairman Closs, Co-Chairman Goerlich and Commissioner Wade. The following Commissioners were absent: Commissioners Kirkham and Goulet and Alternate Commissioner Rosbury. The following Staff was present: Lee Lawrence, City Administrator and Kathy Morris, Planning Technician.

Chairman **Closs** presided and called the meeting to order at 6:40pm.

Chairman **Closs** led the audience in the Pledge of Allegiance.

Chairman **Closs** announced the item under **Commissioners Roll Call**:  
“Commissioners Roll Call” **All Commissioners present except: Commissioners Kirkham and Goulet and Alternate Commissioner Rosbury.**”

Chairman **Closs** announced the item under **Consent Agenda: (D)**  
“Discussion and possible approval of the Regular Planning and Zoning meeting minutes of April 16, 2009.” **Co-Chairman Goerlich made a motion to approve the April 16, 2009 minutes. Commissioner Wade seconded the motion. The motion carried unanimously.**

Chairman **Closs** announced the item under **Action Taken on the Planning and Zoning Items by the City Council at the April 28, 2009 meeting:**

- 1) Zoning--- 0.4505 acres, Habitat for Humanity—passed
- 2) Annexation application --5.306 acres FM 1377 & FM458—accepted (Ordinance approved May 5<sup>th</sup> meeting)
- 3) Annexation application –1.501 acres FM 982 & FM546—accepted (Ordinance approved May 5<sup>th</sup> meeting)
- 4) Michael Brinkerhoff’s resignation---accepted
- 5) Development Agreement for UEG 860 Subdivision---approved
- 6) Monument sign for Gilbert’s Store---approved
- 7) Zoning for MNF Properties—approved as SF2 except SF1 for lots on the north end of property next to acreage lots.

Chairman **Closs** announced the item under **Results of May 9, 2009 election: (F)**  
Mayor--- Ken Bowers  
Council Place 2---Rick Wheeler  
Beer & Wine Sales--- passed

Chairman Closs announced the item under **Workshop—Proposed Revised Zoning Ordinance: (G)** “Discussion to further refinement the proposed revisions to the Princeton Zoning Ordinance as a result of the Joint Workshop with City Council and the Planning & Zoning Commissioners.” **The Commissioners discussed and agreed to add or revise the following areas: 1) Accessory Buildings or Structures height regulations in SFE and other districts, 2) Accessory Buildings or Structures exteriors in Non-Residential Districts, 3) Overseas Containers/Sea Boxes, 4) Garage Conversions.**

Chairman Closs announced the item under **Revised Zoning Ordinance: (H)** “Discussion and possible approval and recommendation the City Council regarding the proposed revisions to the Princeton Zoning Ordinance.” **Co-Chairman Goerlich made the motion to approve the Proposed Revised Zoning Ordinance and for the recommendation to the City with the knowledge and intention that a future revision will be forthcoming to the City Council to include Wind Turbines and Solar Panels. Commissioner Wade seconded the motion. The motion carried unanimously.**

Chairman Closs announced the item under **Update report of the Economic Development Corporation by Liaison Goulet: (I)** Commissioner Goulet was present to give a report, however, Lee Lawrence gave a short report. The EDC discussed the budget and the ECD/CDC Co-ordinator will not be moving to a separate office on Princeton Drive at this time due to budgeting issues.

Chairman Closs announced the item under **Status report of current developmental projects by Kathy Morris and Lee Lawrence: (J)** Lee Lawrence and Kathy Morris gave an update on:

- 1) FM 982 water/sewer line---bids opened this week with a a \$1.1 million low bid.
- 2) Street construction—4<sup>th</sup> Street, 2<sup>nd</sup> Street, Main and McKinney will be reconstructed in the very near future.
- 3) Dogwood Pump Station/Ground Storage Tank—was put into service this week.
- 4) Future elevation water tank—1.5 million gallon tank—starting to work on the plans for the tank and site.
- 5) O’Reilly Auto Parts—received structural and civil plans this week for review.

Chairman Closs announced the item under **Discussion of Future Agenda Items: (K)** Nothing was requested.

Chairman Closs announced the item under **Adjournment: (L)** Commissioner Wade made a motion to adjourn. Co-Chairman Coerlich seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:05pm.