

**MINUTES OF THE
CITY OF PRINCETON
REGULAR PLANNING AND ZONING COMMISSION MEETING
Of April 15, 2010**

The Princeton Planning and Zoning Commission met in regular session in the Council Chamber at City Hall, 306 Main Street, on April 15, 2010, at 6:30pm. The following Commissioners were present: Chairman Closs, Co-Chairman Goerlich, Commissioner Goulet, Commissioner Wade 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 6:30pm.

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

Chairman **Closs** announced the item under **Commissioners Roll Call**: “Commissioners Roll Call” **The following Commissioners were present:: Chairman Closs, Co-Chairman Goerlich, Commissioner Goulet, Commissioner Wade and Alternate Commissioner Rosbury. The following Staff was present: Lee Lawrence, City Administrator and Kathy Morris, Planning Technician.**

Chairman **Closs** announced the item under **Consent Agenda: (D)** “Discussion and possible approval of the Regular Planning and Zoning meeting minutes of February 16, 2010.” **Alternate Commissioner Rosbury made a motion to approve the February 16, 2010 minutes. Commissioner Wade seconded the motion. The motion carried unanimously. March 16th meeting was cancelled for lack of a quorum.**

Chairman **Closs** announced the item under **Action Taken on the Planning and Zoning Items by the City Council: (E) No action taken on Planning and Zoning Items.**

Chairman **Closs** announced the item under **Public Hearing – Specific Use Permit: (F)** “First Public Hearing regarding a request from Marcus Clouse for a specific use permit to allow for a boat repair shop and a small tackle store as required by the City of Princeton’s Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as 312 W. Princeton Drive, Princeton, Texas.” **Public Hearing opened at 6:33pm. Christine Clouse spoke as a representative for the applicant, Marcus Clouse. She described the type of business they propose to have—boat sales, repair/storage and small tackle store. No one spoke in opposition of the SUP request. Public Hearing closed at 6:34pm.**

Chairman **Closs** announced the item under **Discussion – Specific Use Permit: (G)** “Discussion and possible approval and recommendation to the City Council regarding a request from Marcus Clouse for a specific use permit to allow for a boat repair shop and a small tackle store as required by the city of Princeton’s Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as 312

W. Princeton Drive, Princeton, Texas.” Lee Lawrence informed the P&Z Commissioners that they could put various conditions on a SUP, such as, time periods, etc. The clarification was made with the applicant that they will have boat sales in addition to boat repair/storage and a fishing tackle store. The applicant explained that there was a canopy behind the building that he intends to use as the primary boat repair storage area. They were asked if they would have consignment boat sales—yes they will. There was a short discussion on the number of parking spots for the boats and the customers. The applicant made it clear that since the owner is not willing to make all repairs to the building and parking lot to bring the property up to City Code that he is willing to do this at his own expense. The applicant and City Staff are going to check into the state regulations for selling live bait. A motion was made by Co-Chairman Goerlich to approve and recommend to the City Council the request from Marcus Clouse for a specific use permit to allow for boat sales, boat repair and small fishing tackle store at 312 W. Princeton Drive with all repairs to the building and parking lot to be made to comply with the Princeton Code. The motion was seconded by Commissioner Wade. The motion carried unanimously.

Chairman Closs announced the item under Resignation – Todd Kirkham: (H) “Discussion and possible approval and recommendation to the City Council regarding a request from Todd Kirkham to resign from the Planning & Zoning Commission due to moving out of the city.” The resignation was approved by the Commissioners. A motion was made by Commissioner Goulet to approve and recommend to the City Council the request from Todd Kirkham to resign from the Planning & Zoning Commission. The motion was seconded by Co-Chairman Goerlich. The motion carried unanimously.

Chairman Closs announced the item under Resignation – Michael Roberts: (I) “Discussion and possible approval and recommendation to the City Council regarding the resignation of Michael Roberts from the Planning & Zoning Commission due to moving out of the city.” The resignation was approved by the Commissioners. A motion was made by Co-Chairman Goerlich to approve and recommend to the City Council the resignation of Michael Roberts from the Planning & Zoning Commission. The motion was seconded by Alternate Commissioner Rosbury. The motion carried unanimously.

Chairman Closs announced the item under Workshop—Proposed Revisions of City of Princeton Zoning Map: (J) “Continue discussion and possible approval and recommendation to the City Council regarding various proposed revisions to the Princeton Zoning Map.” Lee Lawrence briefly reviewed the previous changes that the P&Z Commissioners had made to the Zoning Map. The discussion continued with changes to the west side of town from Tickey Creek to the western city limits along W. Princeton Drive. The discussion moved to east of FM75 and north of Monte Carlo, where the hard corner will stay commercial with industrial on the tract to the north then SFE for the annexed tract to the east. A motion was made by Commissioners Wade to approve and recommend to the City Council the proposed revisions to the City of Princeton Zoning Map, as well as, to direct staff to send out public notification of the Public Hearings. The motion was seconded by Co-chairman Goerlich. The motion carried unanimously.

Chairman Closs announced the item under **Discussion—Princeton Drive Commercial Corridor:** (K) “Discussion and possible approval and recommendation to the City Council regarding exterior architectural standards for various Princeton Drive Commercial Corridor.” **Lee Lawrence explained the City Council’s request for Thoroughfare Overlays which usually address areas of set backs (usually 35 to 50 ft), lot sizes (1 acre or more), special uses/restrictions, driveway separations (150 ft.), SUP’s (car dealers—new/used) and as the Council requested – masonry/architectural requirements. No action was taken on this item. The staff will bring suggestions back to the next meet and look into the overlays for areas in west McKinney and Frisco.**

Chairman Closs announced the item under **Update report of the Economic Development Corporation by Liaison Goulet:** (L) **No meeting was held in March. The April meeting will be on the 22nd.**

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

Road construction projects –

- a. FM982 waterline is scheduled to be completed the end of May or 1st of June
 - b. Monte Carlo – will be closed the 1st part of May for 3 to 4 weeks from Churchill to FM75.
 - c. Community Park parking lot to be completed with a week.
- 1) **Onion Festival** is April 24th –inside booth this year. All City Council, Commissioners, Directors and Board members encouraged to attend and help man the booth.
 - 2) 2 openings on the P&Z for Alternate Commissions.

Chairman Closs announced the item under **Discussion of Future Agenda Items:** (N) **No items brought forward**

Chairman Closs announced the item under **Adjournment:** (O) **Commissioner Wade made a motion to adjourn. Alternate Commissioner Rosbury seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:30pm.**

