

**MINUTES OF THE
CITY OF PRINCETON
REGULAR PLANNING AND ZONING COMMISSION MEETING
Of May 20, 2010**

The Princeton Planning and Zoning Commission met in regular session in the Council Chamber at City Hall, 306 Main Street, on May 20, 2010, at 6:30pm. The following Commissioners were present: Chairman Closs, Co-Chairman Goerlich, Commissioner Goulet and Alternate Commissioner Rosbury. Commissioner Wade was absent. The following Staff was present: Lee Lawrence, City Administrator and Kathy Morris, Planning Technician.

Chairman **Closs** presided and called the meeting to order at 6:41pm.

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 and Alternate
Commissioner Rosbury. Commissioner Wade was absent. 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 April 15, 2010.” **This item was “Tabled” since the Commissioners did not receive the minutes in their packets.**

Chairman **Closs** announced the item under **Action Taken on the Planning and Zoning Items by the City Council: (E)**

- a. **Resignations of Todd Kirkham and Mike Roberts –accepted**
- b. **SUP for boat sales/repair & tackle shop –approved**

Chairman **Closs** announced the item under **P&Z Commissioner Vacancy: (F)**
“Discussion and possible approval and recommendation to the City Council regarding Alternate Planning & Zoning Commissioner Jenny Rosbury filling the vacant Commissioner position on the Planning & Zoning Commission. **Co-Chairman Goerlich made a motion to forward to the City Council and recommend that Jenny Rosbury move from an Alternate P&Z Commissioner and fill the vacant P&Z Commissioner position. The motion was seconded by Commissioner Goulet. The motion carried unanimously.**

Chairman **Closs** announced the item under **Discussion Princeton Drive Commercial Corridor (G)** “Discussion and possible approval and recommendation to the City Council regarding exterior architectural standards for various Princeton Drive Commercial Corridors.” **Lee Lawrence explained the request from the Mayor and City Council for the Planning & Zoning Commissioners to research and discuss the possibility of setting consistent exterior architectural standards for segments or the**

entire Princeton Drive Commercial Corridor. Co-Chairman Goerlich stated that 80% brick/stone exterior requirement in the Zoning Ordinance is already in place for consistency throughout the City. Alternate Commissioner Rosbury asked if a City can require an existing structure to perform architectural upgrades when there is a change of ownership or occupancy? Staff will confer with the City Attorney on that question. Chairman Closs adamantly spoke against dictating a “design” on developers. She stated that is a sterile and cold look to a city. Commissioner Goulet feels that as a realtor that developers won’t come to a city (Princeton) if the city invokes a lot of exterior restrictions. P&Z Commissioners to compile a list of “don’ts” for the exterior architecture standards. Co-Chairman Goerlich made motion to “Table” this item until the P&Z Commissioners receive from Staff various guidelines being used by other jurisdictions in the area Staff will investigate this request. Commissioners Goulet seconded the motion. The motion carried unanimously.

Chairman Closs announced the item under Update report of the Economic Development Corporation by Liaison Goulet: (H) No meeting was held in March or April 22nd.

Chairman Closs announced the item under Status report of current developmental projects by Kathy Morris and Lee Lawrence: (I)

Lee Lawrence gave an update on:

1. Status report on infrastructure projects
 - a. Monte Carlo Blvd.—will be closed to traffic for 4-5 weeks starting June 7th from W. Princeton Drive to Churchill.
 - b. FM 982 water & sewer facility relocations –water line almost completed still need to bore under FM 982 at Princeton Drive
 - c. FM 982 roadway improvements – start sometime in June/2 lane curb & gutter
 - d. 2010 Local Street Improvement Projects-Dalton, Wilson & E. College completed
 - e. Community Park Improvements- parking lot almost completed
 - f. W. Princeton Drive sewer project-new design for sewer line-will be gravity and force mains
2. Lavon Lake road/Bridge Project-proposed bridge feasibility study has been financed
3. W. Princeton Drive gas line status report-(ATMOS)
 - a. 2’ existing line can be extended to west of Ticky Creek
 - b. approximately \$300,00. cost to tap into high pressure line on the west side of town
4. Collin county Transportation & Park/Open Space Bond Program-won’t be a program for 2010 & 2011—may not be a program for roads either
5. Land Use/Thoroughfare/Park, Trail, Open Space Planning –P&Z To review Land Use Map to be consistent with new Zoning Map.

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

Chairman **Closs** announced the item under **Adjournment:** **(K)**
Co-chairman Goerlich made a motion to adjourn. Commissioner Goulet seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:25pm.