

**MINUTES OF THE  
CITY OF PRINCETON  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
Of September 16, 2010**

The Princeton Planning and Zoning Commission met in special session in the Council Chamber at City Hall, 306 Main Street, on September 16, 2010, at 6:30pm. The following Commissioners were present: Chairman Closs, Co-Chairman Goerlich, Commissioner Goulet, Commissioner Wade, Commissioner Rosbury and Alternate Commissioner Farenthold. Alternate Commissioner Parker was absent. The following Staff was present: Kathy Morris, Planning Technician.

Chairman **Closs** presided and called the meeting to order at 6:31pm.

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

Chairman **Closs** announced the item under **Commissioners Roll Call: (C)** "Commissioners Roll Call" **The following Commissioners were present: Chairman Closs, Co-Chairman Goerlich, Commissioner Goulet, Commissioner Wade, Commissioner Rosbury and Alternate Commissioner Farenthold. Alternate Commissioner Parker was absent. The following Staff was present: 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 August 19, 2010." **A motion was made by Commissioner Rosbury to approve the August 19, 2010, Planning and Zoning meeting 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: (E)**

1) **Texas MotorCars Appeal for Masonry Requirements -- passed**

Chairman **Closs** announced the item under **Public Hearing –Specific Use Permit: (F)** "First Public Hearing regarding a request from Joe Thorpe, Auto Vision, P.O. Box 1578, Van Alstyne, Texas for a Specific Use Permit to allow for Used Auto Sales, to be located at 2160 W. Princeton Drive (Hillside Addition Lot 24, Block 2, Section #2), Princeton, Texas, as required by the City of Princeton's Zoning Ordinance (Ordinance No. 2009-06-09)." Public Hearing opened at 6:35pm. **Tom Spagnola, property owner, spoke in favor of the Specific Use Permit. Business owner, Joe Thorpe, spoke in favor of the SUP as he was the applicant. No one spoke against the SUP. Public Hearing closed 6:37pm.**

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 Joe Thorpe, Auto Vision, P.O. Box 1578, Van Alstyne, Texas for a Specific Use Permit to allow for Used Auto Sales, to be located at 2160 W. Princeton Drive (Hillside Addition Lot 24, Block 2, Section #2), Princeton, Texas, as required by the City of Princeton's Zoning Ordinance (Ordinance No. 2009-06-09)." **Tom Spagnola, property owner, gave the background for**

deciding to lease the property instead of continuing with his plans to open and operate his own business, Texas MotorCars. Joe Thorpe states that he would initially have 30 “nice” used cars for sale. Then hope to be able to go up to 50 cars maximum. The car prices would primarily be from \$7,000. To \$30,000. They would all be financeable by banks. He will have a few cars outside in front at night with the remainder within the fenced area in the back. There will not be any auctions held on the property. Co-Chairman Goerlich made the motion to approve and recommend to the City Council the Specific Use Permit for Jim Thorpe, AutoVision Used Cars, located at 2160 W. Princeton Drive, Princeton, TX. The motion was seconded by Commissioner Wade. The motion passed unanimously.

Chairman Closs announced the item under Discussion – Princeton Drive Commercial Corridor: (H) “Discussion and possible approval and recommendation to the City Council regarding exterior architectural standards for various Princeton Drive Commercial Corridors.” **The Commissioners spent much time discussing amendments to Section 7.6 and 7.7 of the Princeton Zoning Ordinance 2009-06-09. They made many changes to both sections. Commissioner Wade made a motion to approve and recommend to the City Council the amended Sections 7.6 and 7.7 to the Princeton Zoning Ordinance 2009-06-09. Co-Chairman Goerlich seconded the motion. The motion passed unanimously.**

Chairman Closs announced the item under Discussion – Off-Street Parking: (I) “Discussion and possible approval and recommendation to the City Council regarding an amendment to the Princeton Zoning Ordinance 2009-06-09 concerning Off- Street Parking Regulations.” **Section 26 Off-Street Parking and Loading Requirements received many revisions throughout the section. Co-Chairman Goerlich made a motion to approve and recommend to the City Council the amended Section 26 of the Princeton Zoning Ordinance 2009-06-09. Commissioners Wade seconded the motion. The motion passed unanimously.**

Chairman Closs announced the item under Update report of the Economic Development Corporation by Liaison Goulet: (J) **Commissioner Goulet informed the P&Z Commissioners of the proposed ATMOS gas line to be run from Tickey Creek to the west City Limits along the north and south sides of W. Princeton Drive. The EDC and CDC will partake in the payment of the line; Jim Copp, owner of the old buildings on Main Street, spoke to the EDC about his intentions of revitalizing the old historic section of Princeton—this will necessitate a new sidewalk to be built along Main Street. The EDC and CDC will partake in the expense of this; Fred Fennell gave a presentation on the Princeton Alliance—as he had done last month to the P&Z; The Nov. & Dec. EDE meeting dates are to be determined as needed.**

Chairman Closs announced the item under Status report of current developmental projects by Kathy Morris: (K)

**Barring no problems, the new concrete portion Monte Carlo will be open on Saturday morning, September 18<sup>th</sup>.**

Chairman **Closs** announced the item under **Discussion of Future Agenda Items:**  
**(L) Electric Fence Standards (Morris)**

Chairman **Closs** announced the item under **Adjournment:** **(M)**  
**Commissioner Rosbury made a motion to adjourn. Commissioner Goulet seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:00pm.**