

Minutes
The City of Princeton
Regular Planning & Zoning Commission Meeting
Of November 19, 2012

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on November 19, 2012 at 6:30 p.m.

The following P&Z Commissioners were present: Chairperson Claire Closs, Co-Chairperson Goerlich, Commissioner Rosbury, Commissioner Goulet and Commissioner Wade were present. Co-Chairperson Goerlich and Commissioner Goulet arriving after the roll call. The following Staff Members were present: City Manager Derek Borg and Deputy City Secretary Tabatha Monk.

Chairperson **Closs** called the Planning & Zoning Meeting to order at 6:30 PM.

Chairperson **Closs** lead the audience in the Pledge of Allegiance.

Chairperson **Closs** called roll, present were Chairperson Claire Closs, Co-Chairperson Jeffrey Goerlich, Commissioners Goulet, Rosbury and Wade.

Chairperson **Closs** announced **CITIZENS APPEARANCE Item D**: No one appeared.

Chairperson **Closs** announced the **Consent Agenda Item E**: “Consider approval of minutes of October 22, 2012 Regular Meeting.” Commissioner Rosbury motioned to approve the October 22, 2012 Regular Meeting Minutes. Commissioner Goulet seconded the motion. The motion carried unanimously. 6-0

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Chairperson **Closs** announced **Item H**: "First Public Hearing regarding a request from Ashley Living Trust regarding a Specific Use Permit for a Bottling Works Manufacturing per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as a tract of land situated within the Hardin Wright Survey, Abstract Number 957, City of Princeton, Collin County, Texas and being the same tract of land as conveyed to Jeff Harder, et ux, by a deed filed for record in volume 5300 at Page 4925 of the Deed Records of Collin County, Texas, and being more particularly described as follows: 0.769 acre, more or less (110 Caldwell Street, Princeton, Texas)" Public Hearing opened at 6:38pm. Danny Folk, Princeton ISD, requested that the commission not approve this request since it is within the 300 foot requirement of a school. Keith Ashley, property owner and requestor, stated that his request was for an SUP for Bottling Works for distribution not sales of alcohol to the public. Tiffany Long spoke against the approval of the SUP. The Public Hearing closed at 6:45pm.

Chairperson **Closs** announced **Item I**: "Discussion and possible approval and recommendation to the City Council regarding a request from Ashley Living Trust regarding a Specific Use Permit for a Bottling Works Manufacturing per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as a tract of land situated within the Hardin Wright Survey, Abstract Number 957, City of Princeton, Collin County, Texas and being the same tract of land as conveyed to Jeff Harder, et ux, by a deed filed for record in volume 5300 at Page 4925 of the Deed Records of Collin County, Texas, and

being more particularly described as follows: 0.769 acre, more or less (110 Caldwell Street, Princeton, Texas)” City Manager Derek Borg informed the Commissioners that the Staff believes that the 300 foot from a school property TABC rule does apply in this case. Commissioner Rosbury stated that the Commissioners did not know what the product was that is to be bottled. Keith Ashley, requestor and property owner, stated that the product to be bottled is a fermented alcohol product. Fermented alcohol is less than 14% alcohol which is classified as a beer or wine by TABC. Mr. Ashley described the intent of the business complies with the City’s ordinances and with the TABC rules and regulations. Commissioner Rosbury made a motion to approve the Specific Use Permit request for the Bottling Works. Commissioner Wade seconded the motion. The motion passed unanimously. 6-0.

Chairperson **Closs** announced **Item J: “Adjournment”** Commissioner Wade made a motion for adjournment. Commissioner Rosbury seconded the motion. The motion carried unanimously. 6-0 The meeting adjourned at 6:58pm.