

MINUTES OF REGULAR MEETING

September 7, 2021

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:16 p.m.

Present: Jeffrey Waddell, Britnee Ghutzman, Bill Simpson, Merriam Walker

Absent: Allyson Clark

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development

VISITOR/CITIZENS FORUM

Mr. Bill Ellison, CEO and founder of ASGI Homes, introduced himself and noted his company builds affordable housing in Montgomery and the surrounding counties. He stated his home product is targeted at sub-\$200K homes in under-utilized areas and properties. Staff noted that many of the City's current development regulations do not always allow for an affordable home product. An example would be the City's 9,000 square foot minimum lot size increasing the cost of a home by requiring larger homesites. Mr. Ellison noted he does not currently have any affordable projects in the City but is currently building a custom home in Waterstone in the City. The Commission noted the benefit of affordable housing to the community and discussed some of the challenges when investors purchase multiple homes to use as rental properties.

1. Consideration and possible action regarding special meeting minutes of July 20, 2021.

Bill Simpson moved to approve the minutes as presented. Britnee Ghutzman seconded the motion, the motion carried unanimously. (4-0)

2. Consideration and possible action regarding repainting the exterior doors of 14356 Liberty Street in the Historic Preservation District as submitted by Kambra Drummond, owner of Rustic Cashmere Gifts & Antiques.

Staff introduced the item and noted Mrs. Drummond could not attend the meeting due to a family illness.

Britnee Ghutzman moved to approve the requested change as submitted. Merriam seconded the motion, which carried unanimously. (4-0)

3. **Consideration and possible action regarding replacing the ad copy of the sign at 301 Prairie Street in the Historic Preservation District as submitted by Kimberly Baird, owner of Montgomery Quilt Company.**

Staff introduced the item and noted Mrs. Baird was in attendance. Staff also noted that this item does not require a City permit since the sign structure is existing and City Code allows for replacement of the advertising copy of a sign. The P&Z is reviewing the sign since the property is within the Historic Preservation District.

Merriam Walker moved to approve the sign as presented. Britnee Ghutzman seconded the motion, the motion carried unanimously. (4-0)

4. **Presentation on proposed attic office conversion project for 208 McCown Street in the Historic Preservation District as submitted by owner James Burns.**

Staff introduced the item and noted Mr. Burns was in attendance to review the item. He explained he and his wife recently purchased the building and would like to expand the available space in the building by adding a partial second story to the building and converting the attic to office space. Mr. Burns provided several conceptual images of the proposed skylights and upper windows that would be added to the roof. The Commission was generally agreeable to the project and appreciated the images to help visualize what the 2nd floor addition would look like. No formal action was taken and the Commission thanked Mr. Burns for attending the meeting.

5. **Consideration and possible action on proposed home renovations for 825 College Street in the Historic Preservation District as submitted by owner Justin Elliott.**

Staff introduced the item and noted Mr. Elliot was present to answer questions. The Commission asked Mr. Elliot for details about the project and history of the property. Mr. Elliot stated he thought the home was built in 1930 and stated that the updated building materials would help with home maintenance and upkeep.

Bill Simpson moved to approve the proposed home renovations as presented. Britnee Ghutzman seconded the motion, the motion carried unanimously. (4-0)

6. Presentation on relocating an historic home to The Oaks of Montgomery property located at 202 Prairie Street in the Historic Preservation District.

Staff introduced the item and provided background on Mr. Marks' Planned Development District for his property, The Oaks of Montgomery. Mr. Marks approached the City and said he has an opportunity to acquire an historic home with ties to the City and relocate the home to his property on Prairie Street. Staff provided the Commission the details provided by Mr. Marks to the City on the history of the home. Staff stated the owner was looking to the City or the MEDC for financial assistance in relocating the home. Staff wanted to provide the Commission with the information in the event the project moves forward and an amendment to the Planned Development Agreement was needed. No formal action was taken.

7. Consideration and possible action regarding the November 2, 2021 Planning & Zoning Commission Regular Meeting.

Staff introduced the item and noted Election Day falls on the same day as the P&Z meeting and city hall would be used as a voting location. The Commission could schedule the November meeting for an alternate location like the Community Building or cancel the meeting and call a special meeting if the need arises.

Merriam Walker moved to cancel the regular November meeting and call a special meeting if one was needed. Britnee Ghutzman seconded the motion, the motion carried unanimously. (4-0)

Commission Inquiry

None.

Adjournment

Merriam Walker moved to adjourn the meeting at 7:25 p.m. Britnee Ghutzman seconded the motion, the motion carried unanimously. (4-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Susan Hensley, City Secretary