

MINUTES OF REGULAR MEETING

January 3, 2023

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:02 p.m.

Present: Jeffrey Waddell
William Simpson
Britnee Ghutzman
Daniel Gazda

Absent: Merriam Walker

Also Present: Dave McCorquodale, Assistant City Administrator
Katherine Vu, PE

VISITOR/CITIZENS FORUM:

Mr. McCorquodale said no comments were given other than the email received by Ryan Londeen regarding the project at 704 Caroline Street.

CONSIDERATION AND POSSIBLE ACTION:

1. Consideration and possible action on a recommendation to City Council for a building line encroachment for Montgomery Summit Business Park Reserve B.

Mr. McCorquodale said the original surveyor placed the pins six inches off from where they should have been placed on this property. Mr. McCorquodale said when a post construction survey was done, the surveyor realized something was wrong.

Ms. Vu said since the pins were incorrectly placed, when the contractor went to pour the foundation poured it based off of the pins giving a 10-foot setback as was on the plat. Ms. Vu said the with pins being six inches off when the pins were corrected it is actually nine and a half feet off of the property line. Ms. Vu said they are recommending is an encroachment be approved and then offer no objection that the developer prepare whatever documentation is needed for them to file with the County to clear up the title and any kind of issues they may have on the property moving forward.

Ms. Vu said P&Z's recommendation to City Council would be to approve the encroachment since the plat is correct and the pins have since been corrected.

Britnee Ghutzman moved to approve the encroachment as presented. Daniel Gazda seconded the motion, the motion carried unanimously. (4-0)

2. Consideration and possible action on a recommendation to City Council on a demolition of the existing house and approval of a proposed new home and garage at 704 Caroline Street in the Historic Preservation District.

Mr. McCorquodale said this request involves two parts. Mr. McCorquodale said P&Z would need to make a recommendation to City Council for the demolition of the existing home and then approve or deny the exterior of the new home and garage.

Mr. McCorquodale said as the City requires a 10-foot yard setback, the proposed home and garage would encroach into these by five feet, leaving a five-foot side yard. Mr. McCorquodale said P&Z needs to determine if they will recommend to City Council approval of the five-foot encroachment. Mr. McCorquodale said if it is agreed upon for the proposed encroachment, exterior modifications can then be approved by P&Z and the recommendation will be brought before City Council.

Mrs. Selleck introduced her family and her son Jordan who is the owner of the said property. Mrs. Selleck stated they have a family construction business and have been in the home remodeling and construction business for many years.

Mrs. Selleck said as the house stands right now it is not in good condition at all. Mrs. Selleck said however, they love the historic area, Montgomery, the surrounding homes, and the feel of the neighborhood. Mrs. Selleck said they would love to make these improvements to the property and make a positive contribution to the neighborhood. Mrs. Selleck said she spent a lot of time studying the historic area to make sure they did not do something unknowingly to something historical. Mrs. Selleck said this particular home does not look like it has any historical significance that she could find.

William Simpson moved to recommend to City Council approval to allow the demolition of the existing structure at 704 Caroline Street. Britnee Ghutzman seconded the motion, the motion carried unanimously. (4-0)

3. Consideration and possible action on a recommendation to City Council for a building line encroachment at 704 Caroline Street in the Historic Preservation District.

Mrs. Selleck said the architect did not find any building lines on record. Mrs. Selleck said the architect placed the future house exactly where the current house is located now.

William Simpson said he does not see a problem changing from 10-feet to 5-feet with the hodge podge of the different size homes that are there in that historical area. Jeffrey Waddell said he feels the same way.

Britnee Ghutzman moved to recommend to City Council approval of the encroachment. William Simpson seconded the motion, the motion carried unanimously. (4-0)

Mr. McCorquodale said he received an email from Ryan Londeen in regard to exterior modifications. Mr. McCorquodale said Ryan Londeen stated in his email that he and his wife have concerns regarding the exterior design of the house especially the garage that it is too modern and does not fit into the historic aesthetic of the buildings surrounding it. Mr. McCorquodale said Ryan Londeen stated this lot is cornered by two very old houses in excess of 100 years old and the structure would remove some of the charm from these

structures. Mr. McCorquodale said Ryan Londeen stated as the City has discussed in the MEDC meetings, ensuring a consistent aesthetic throughout the Historic District is vital. Mr. McCorquodale said Ryan Londeen suggested P&Z work with the lot owner and the architect on a design that better fits the aesthetic of the area. Mr. McCorquodale said Ryan Londeen stated whatever P&Z may decide, they welcome their new potential neighbors and look forward to sharing our wonderful historic town with them.

There was continued discussion on modifying the exterior architecture of the proposed house.

COMMISSION INQUIRY:

William Simpson inquired if there would be follow-up cleaning to the previous site of Southern Roots since its recent building relocation. Mr. McCorquodale said he would meet with the Code Enforcement Officer to determine the next steps going forward in cleaning the property of leftover debris.

ADJOURNMENT

Britnee Ghutzman moved to adjourn the meeting at 6:50 p.m. William Simpson seconded the motion, the motion carried unanimously. (4-0)

Prepared by: _____ Date Approved: _____
Diana Cooley, Deputy City Secretary

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary