

**MINUTES OF REGULAR MEETING**

**December 6, 2022**

**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  
Merriam Walker  
Daniel Gazda

Absent: Britnee Ghutzman

Also Present: Dave McCorquodale, Interim City Administrator  
Chris Roznovsky, City Engineer  
Katherine Vu, PE

**VISITOR/CITIZENS FORUM:**

No comments given.

**CONSIDERATION AND POSSIBLE ACTION:**

**1. Consideration and possible action on the November 1, 2022 regular meeting minutes.**

Merriam Walker moved to approve the amended meeting minutes as presented. William Simpson seconded the motion, the motion carried unanimously. (4-0)

**2. Consideration and possible action on proposed canopy signage for the Simmons Bank ATM located at 14340 Liberty Street in the Historic Preservation District.**

Mr. McCorquodale said this item was denied at the October 4, 2022 meeting as submitted with the sign height of 30” including the sign frame. Mr. McCorquodale said a revised sign application with a sign height of 12” was considered at the November 1, 2022 meeting. Mr. McCorquodale said the vote was tied resulting in no action to approve or deny the sign. Mr. McCorquodale said the City Attorney advised the item to be placed on the following agenda. Mr. McCorquodale said the proposal is still the same as it was at the November meeting.

Daniel Gazda asked what happens if the item is declined. Mr. McCorquodale said they would have the right to appeal to the Board of Adjustments which is also City Council and City Council would need to become involved.

Daniel Gazda said he agrees with Merriam Walker and William Simpson as he does not like the view of it. Daniel Gazda said if a motion were to be made, he would decline it.

Jeffrey Waddell said the ordinance from what he is hearing and from what Mr. McCorquodale has told them, would not pertain to this situation because it is for when you have a sign on a different property.

Mr. McCorquodale said the Historic Preservation guidelines are something to consider.

Jeffrey Waddell said he thinks it is important to clarify the ordinance. Jeffrey Waddell said in October they told the bank if they came back with the sign having smaller letters and having a historic theme that would be good. Jeffrey Waddell said they did come back with revisions. Jeffrey Waddell said because it is a bank, they cannot change the logo to look more historic. Jeffrey Waddell said if they are going to promote these festivals and have a lot of people come into the City from out of town, he thinks it is important they are able to see where an ATM is located.

Mr. McCorquodale asked if an aesthetic preference would make a difference if the background on the sign was not white with red lettering. Jeffrey Waddell said yes that would help. Merriam Walker said the sign does not match with the Historic Preservation theme of downtown. Merriam Walker said in her opinion, aesthetically and with the historic guidelines for downtown, this sign does not add to the historic portion of downtown.

Merriam Walker moved to table the approval of the signage with approval contingent upon seen changes of a gray background and black ATM lettering. Daniel Gazda seconded the motion, the motion carried unanimously. (4-0)

**3. Discussion of renovation plans for 14259 Liberty Street in the Historic Preservation District.**

The new property owners of 14259 Liberty Street purchased said property six months ago and presented their renovation plans to the Commission.

**4. Consideration and possible action on the proposed relocation of the Southern Roots salon building at 14275 Liberty in the Historic Preservation District.**

Mr. McCorquodale said the owners of Southern Roots are looking to relocate the building which they own but lease the site from the Historical Society. Mr. McCorquodale said the ordinance does require approval from P&Z Commission for any exterior modifications including relocation for properties within the Historic Preservation District.

William Simpson asked when the building is moved will the site be cleared and clean. The owners stated it would.

William Simpson moved to approve the relocation of the Southern Roots salon building at 14275 Liberty in the Historic Preservation District. Merriam Walker seconded the motion, the motion carried unanimously. (4-0)

**5. Consideration and possible action on a Preliminary Plat for Montgomery Bend Section One.**

Mr. Chris Roznovsky, City Engineer said this is a Pulte development track located on FM 1097. Mr. Roznovsky said this a first of three sections with 69 homes which includes infrastructure and drainage land allocation along with the private amenity sites for the neighborhood. Recommendation was made to the Commission to approve the preliminary plat as submitted.

William Simpson moved to approve the preliminary plat for Montgomery Bend Section One. Daniel Gazda seconded the motion, the motion carried unanimously. (4-0)

**6. Presentation and discussion of Feasibility Studies for Olde Montgomery Food Gardens, Summer Wind, and Montgomery Ridge proposed developments.**

Ms. Katherine Vu presented the information to the Commission and said all three of the Feasibility Studies for Olde Montgomery Food Gardens, Summer Wind, and Montgomery Ridge have also been presented to City Council. Ms. Vu mentioned the City will need additional water and sewer plant capacity to serve all of these developments.

Extensive discussion followed by the Commission.

**COMMISSION INQUIRY:**

Jeffrey Waddell thanked Mr. McCorquodale, Mr. Roznovsky, and Ms. Vu for being there to clarify matters and having good, efficient, and clear communication.

**ADJOURNMENT**

William Simpson moved to adjourn the meeting at 7:37 p.m. Merriam Walker 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