

## MINUTES OF REGULAR MEETING

October 5, 2021

### MONTGOMERY PLANNING AND ZONING COMMISSION

#### **CALL TO ORDER**

Chairman Waddell declared a quorum was present and called the meeting to order at 6:01 p.m.

Present: Jeffrey Waddell, Britnee Ghutzman, Bill Simpson

Absent: Merriam Walker, Allyson Clark

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

Richard Tramm, City Administrator

Chris Roznovsky, PE, Engineer for the City

#### **VISITOR/CITIZENS FORUM**

No comments were given.

#### **1. Discussion regarding Historic Preservation District Ordinance and Design Guidelines.**

City staff provided information on the regulations for the Historic Preservation District and asked for input on ways to improve regulations if the Commission felt certain areas needed attention. Staff stated that currently the regulations are focused on regulating architectural form and site development in the District. Current regulations for the Historic Preservation District do not cover more decorative items like holiday lighting and outdoor merchandise displays. Staff asked if the Commission saw benefit to regulating items like holiday lighting. The Commission felt that preventing extremes was important but did not feel like regulating things like placement of holiday lighting was warranted. Ensuring public walkways are kept clear of merchandise displays and obstructions where applicable was also noted as important. Discussion was held on the progress of the MEDC's Downtown Design Plan and how it aligns with goals of the City's Comprehensive Plan. The Commission felt it was important to balance the important task of protecting the visual continuity of downtown without over-regulating property owners. Ensuring the regulations are able to be effectively and evenly applied was identified as an important point that can foster civic pride among downtown business and property owners. No formal action was taken.

**2. Staff Presentation on Municipal Utility Districts.**

Staff based a condensed presentation on the basics of MUD’s given to City Council by the Redbird Meadows development team on September 28, 2021. The presentation included the basic functions and responsibilities of MUD’s and how they are used in the development process. No formal action was taken.

**3. Update on the proposed 389-ac Redbird Meadow Development (previously referred to as the “Kammerer Tract”).**

The city engineer reviewed information from project and provided an update on the timeline of the project that was provided by the developer and noted his office was waiting on revised plans from the developer. Mr. Roznovsky also discussed the potential transportation impacts of the development and what adjustments would be needed to align with the City’s Thoroughfare Plan. No formal action was taken.

**Commission Inquiry**

None.

**Adjournment**

Britnee Ghutzman moved to adjourn the meeting at 7:13 p.m. Bill Simpson seconded the motion, the motion carried unanimously. (3-0)

Prepared by: \_\_\_\_\_ Date approved: \_\_\_\_\_  
Dave McCorquodale

\_\_\_\_\_  
Chairman Jeffrey Waddell

Attest: \_\_\_\_\_  
Susan Hensley, City Secretary