

MINUTES OF REGULAR MEETING

July 5, 2022

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:03 p.m.

Present: Jeffrey Waddell, Merriam Walker, Britnee Ghutzman,

Absent: Bill Simpson, Daniel Gazda

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

Katherine Vu, PE, City Engineer Consultant

VISITOR/CITIZENS FORUM

No comments given.

1. **Consideration and possible action regarding:**
 - a. **Special Meeting Minutes of May 17, 2022, and**
 - b. **Regular Meeting Minutes of June 7, 2022.**

Britnee Ghutzman moved to approve both sets of minutes with the modification to the June 7th minutes to reflect the Commission's discussions and reservations of the required parking spaces associated with the proposed addition to the Cozy Grape (Agenda Item #1). Merriam Walker seconded the motion, the motion carried unanimously. (3-0)

2. **Consideration and possible action on a request to relocate the rear property fence at 14335 Liberty Street in the Historic Preservation District.**

Staff presented the information and noted the applicant had a schedule conflict and could not attend the meeting. Discussion was had on the use of the existing sidewalk and staff noted it had been in place several years before the applicant purchased the property. Questions were raised whether the sidewalk access was required by fire code and whether the sidewalk was in an easement.

Merriam Walker moved to table the item to allow staff to determine if access to the sidewalk was required by fire code or similar provision and to inquire if the adjacent owner was aware of the proposed fence. Britnee Ghutzman seconded the motion, the motion carried with Ms. Ghutzman and Ms. Walker voting for and Mr. Waddell voting against. (2-1)

3. Consideration and possible action on a wall sign application for Jewel’s Teahouse located at 14351 Liberty Street in the Historic Preservation District.

Staff presented the information. Discussion was had regarding the size of the sign to affirm that it would be the same size as the previous sign and be installed in the same location.

Britnee Ghutzman moved to approve the proposed wall sign as presented. Merriam Walker seconded the motion, the motion carried unanimously. (3-0)

4. Presentation of Pulte Group and Nantucket Housing Feasibility Studies.

Ms. Katherine Vu reviewed the two studies with the Commission and answered questions and discussed details with the Commission. The Commissioners expressed concern over the 45-foot wide lots in the Pulte Group study as well as the single point of entry for the development.

No action taken.

5. Update on downtown redevelopment projects.

Staff discussed the progress of water, sewer, and drainage upgrades in the downtown as well as the McCown Street design project being funded by the MEDC.

No action taken.

Commission Inquiry

None.

Adjournment

Merriam Walker moved to adjourn the meeting at 7:20 p.m. Britnee Ghutzman seconded the motion, the motion carried unanimously. (3-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary