

MINUTES OF REGULAR MEETING

August 1, 2023

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:08 p.m.

Present: Jeffrey Waddell, Bill Simpson, Merriam Walker

Absent: Daniel Gazda, Britnee Ghutzman

Also Present: Dave McCorquodale, Director of Planning & Development
Chris Roznovsky, P.E., City Engineer

VISITOR/CITIZENS FORUM

None.

1. Approval of the Regular Meeting Minutes of July 5, 2023.

Merriam Walker moved to approve the minutes with the meeting date correction noted by staff.
Bill Simpson seconded the motion, which carried unanimously. (3-0)

2. Consideration and possible action on approval of construction plans for Montgomery Bend Section Two (Dev. No. 2203).

Chris Roznovsky reviewed the packet information and reminded the Commission of the Section One construction plan approval earlier in the summer. Items that were a part of the plans that were noted in discussion were drainage, street sign standards, light poles, landscape areas and proposed trees. Jeff Waddell asked about the detention pond note that said “by others”. Mr. Roznovsky clarified that the detention pond is not part of the public infrastructure construction and was part of a separate bid package by the developer. Mr. Waddell asked about the east end of the drainage area near the cul-de-sac showing an open swale. Mr. Roznovsky said that was an overflow swale that would only be used if the regular storm sewer was inundated and pointed out that while the city would own the storm drain pipes, all of the surface drainage features would remain the

responsibility of the developer/MUD. Merriam Walker asked about the landscape plan details. Mr. Roznovsky discussed the details required of the landscape plan. Mrs. Walker also asked if sidewalks would be built in the neighborhood and Mr. Roznovsky affirmed there would be sidewalks on both sides of the streets. Merriam Walker asked about numbers noted on the plans in circles. Mr. McCorquodale stated those were the block numbers that were part of the legal description of the properties (lot, block, section notation). Jeff Waddell referenced the landscape plan and noted in excess of 700 proposed trees and minimum of 30-gallon sizes. Chris noted live oaks on the residences listed at 45-gallon sizes. Merriam asked if the homes would have irrigation systems installed by the builder and whether the neighborhood would be gated. Staff affirmed the homes would have irrigation systems installed when built and that the neighborhood would not be gated.

Bill Simpson moved to approve the construction plans for Montgomery Bend Section Two as presented. Merriam Walker seconded the motion, which carried unanimously. (3-0)

Commission Inquiry

Bill Simpson noted that Damon Haynes relocated the fence on the former wing restaurant property that was approved by P&Z last fall. Staff affirmed the metal panel material was approved by P&Z. Jeff Waddell mentioned the lack of outdoor storage space at the wing restaurant.

Merriam Walker asked about the deck built without approval at 504 Caroline Street. Mr. McCorquodale said he would reach out to the owner to inform them they needed approval from P&Z for the new deck construction.

Jeff Waddell mentioned the good discussions the Commission had in recent months about single-family lot sizes and setbacks. He asked staff to continue to strengthen the thoughts and ideas between the Commission and the City Council. Staff explained the current wording of the ordinance does not allow for A/C units or other accessories attached to the residence to be located in the side yards. The recent clarifications included in variance requests were to ensure that developers and builders were aware so they had adequate time to plan to accommodate and adhere to the requirements.

Adjournment

Bill Simpson moved to adjourn the meeting at 6:34 p.m. Merriam Walker seconded the motion, which carried unanimously. (4-0)

Prepared by: _____ Date approved: September 5, 2023
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Nici Browe, City Secretary