

## MINUTES OF REGULAR MEETING

February 1, 2022

### MONTGOMERY PLANNING AND ZONING COMMISSION

#### **CALL TO ORDER**

Chairman Waddell declared a quorum was present and called the meeting to order at 6:06 p.m.

Present: Jeffrey Waddell, Britnee Ghutzman, Bill Simpson, Merriam Walker, Allyson Clark

Absent: None

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development  
Katherine Vu, P.E., WGA Consulting Engineers

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

No comments given.

1. **Consideration and possible action regarding approval of the January 4, 2022 Regular Meeting Minutes.**

Bill Simpson moved to approve the minutes as submitted. Britnee Ghutzman seconded the motion, the motion carried unanimously. (5-0)

2. **Consideration and possible action on the Preliminary Plat for Hills of Town Creek Section Five.**

Staff introduced the item and noted Katherine Vu was at the meeting to answer engineering questions. Discussion was had on the single entrance being enough for the 72 lots in the neighborhood. Jeff Waddell raised the point that the neighborhood only has one entrance and exit and asked what the lot count is that requires a second entrance to the neighborhood. Mrs. Vu said the engineers are not reviewing the design of the neighborhood if it's not an ordinance requirement. She suggested a traffic trip count could help guide the discussion on whether a proposed development should have more than one entrance. She added she was not aware of a standard or regulation that requires multiple entrances into neighborhoods. Merriam Walker asked if the roadways are able to handle a fire truck or oversize emergency vehicles. Mrs. Vu said the streets are according to our City standards and the fire department or fire marshal for the county does have

a review period before the plats are finalized. Jeffrey Waddell asked to confirm that the overall development meets the greenspace requirements of the City. Mrs. Vu stated the overall development does meet the requirements and that sidewalks were proposed by the developer to connect residents to open spaces.

Britnee Ghutzman moved to approve the Preliminary Plat for Hills of Town Creek Section Five. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

### **3. Future Land Use Plan review and discussion.**

Staff introduced the item and noted the City's Future Land Use Plan underpins many of the important decisions on development in the City, though the Plan was not adopted by the City. Staff mentioned this is a beginning of a conversation that updates the Plan and is ultimately presented to City Council for review and adoption. Bill Simpson asked for clarity in the requirements of the Buffalo Springs Planned Development District. He also stated the need for residents and stakeholders to engage and participate in the process of updating City regulations. More discussion was had on how changes in the Future Land Use Plan would be formalized in the City Zoning Ordinance, and whether developers are granted blanket variances for future sections. Staff stated the only variances that are granted are specifically what's been asked for, not future sections if they are not designed and submitted for City review. The Commission appreciated the idea of placing restrictions on areas in the City where higher density single family residential could occur. Bill Simpson suggested looking at the percentages of each district the recommendations may be easier to make. The Commission generally agreed, and staff said they would begin pulling the data together. Dave McCorquodale said one of the primary goals of the revisions to the Future Land Use Plan would be to create a new higher density residential district. This would help inform potential developers of what the City's regulations are up front and where the City will consider smaller lot single family homes. Jeffery Waddell stressed the importance of building and maintaining good relationships with quality developers who build great projects. Staff stated they would work on the percentages of each district and a few easily identifiable revisions for the Commission to look at.

**Commission Inquiry**

Jeffrey Waddell asked Dave McCorquodale to discuss any updates that he could share on the Adams property leases at the northeast corner of SH105 & FM 149. Mr. McCorquodale confirmed the property had been recently listed for sale and agreed with Jeffrey Waddell that the lot seems to have great potential for outdoor public space with shade trees and the downtown design plan undertaken by the MEDC identified the property as a key location in the downtown area.

Staff asked the Commission if they would prefer to reschedule the March meeting or meet at an alternate location since the Primary Election will take place at City Hall on March 1<sup>st</sup>. The Commission felt that holding the meeting on the regular date and finding an alternative location like the Montgomery Community Building would be preferable. Staff noted the proper arrangements would be made to hold the meeting at the Community Building.

**Adjournment**

Britnee Ghutzman moved to adjourn the meeting at 7:26 p.m. Merriam Walker seconded the motion, the motion carried unanimously. (5-0)

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

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

Attest: \_\_\_\_\_  
Nici Browe, City Secretary