

Planning and Zoning Commission
Meeting Minutes
July 15, 2019

1. Call to Order

Chairman Todd Batiste called the meeting to order at 6:00 p.m. with the following present:

Members Present:

Todd Batiste, Chair
Maurice Clark, Vice Chair
Louis Celone
Brian Colin, Alternate
Paul Sweitzer, Alternate

Members Absent:

Johanna Storm
Tim Butler

Staff and Council Present:

Cathy Stein, Council Member
Sherry Roberts, City Administrator
Lola Hazel, City Secretary

2. Consideration to amend the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, regarding accessory dwellings.

- a. Conduct a public hearing.**
- b. Discussion and possible action.**

Chairman Todd Batiste opened the public hearing at 6:00 p.m.

With no one desiring to speak, Chairman Todd Batiste closed the public hearing at 6:00 p.m.

Background information on this item: The ordinance being presented does the following:

Section 14.02.092

1. Adds definition for “accessory dwelling”
2. Changes references from “building” to “structure”
3. Adds definition for “accessory storage structure” which clarifies what is already in ordinance section A3.002 (f)(4). A3.002 (f)(4) will be altered with the fee schedule amendments.
4. Adds definition for “cargo container”

Section 14.02.124

1. Changes references from “building” to “structure”
2. Adds regulations for “accessory dwellings”
3. Takes 14.02.171(1) – (3) and adds to this section for simplicity.
 - a. Previously, staff had to look in two separate sections for accessory building regulations. Staff is working to consolidate regulations where possible.
4. Provides, again, clarification on structures 300 square feet or less, which also do not require electricity or plumbing, not needing a permit.
5. Provides regulations to prevent the use of cargo containers for storage.

Section 14.02.171(b)

1. Removing (1) through (3) and moving them to 14.02.124 for easier staff review.
2. Staff will need to work to find a new home for number (4). That change can come back with the final ordinance.

The Commission discussed a few additional edits to the ordinance, and decided to continue the ordinance until the August 26, 2019 agenda.

A motion was made by Commissioner Louis Celone and seconded by Commissioner Paul Sweitzer to table this item until August 26, 2019 at 6:00 p.m.

Motion carried by the following vote:

Ayes: Clark, Celone, Colin, and Sweitzer

Nays: None

3. Consideration to amend the City of Dalworthington Gardens Code of Ordinances, Chapter 14, Zoning, regarding sign standards.

a. Public Hearing

b. Discussion and possible action

Background information on this item: While the sign regulations needed to be updated to allow the specific sign requested by the sign company wanting to put a sign at Arkansas/Bowen, the entire ordinance needed to be updated and staff the opportunity to do so. The ordinance has been completely modified and thus is not quite ready. Staff is hoping to present a version for review at the August meeting.

With that said, staff did advertise for public hearings as is required by state law when making zoning amendments (part of the sign regulations are in the zoning ordinance). In order to avoid another publication and the additional cost, both the Planning and Zoning Commission and City Council are allowed to officially table the agenda item to a specific date and time. The motion needs to include the specific date and time at which the Council would discuss the item.

A motion was made by Commissioner Maurice Clark and seconded by Commissioner Brian Colin to table this item until August 26, 2019 at 6:00 p.m.

Motion carried by the following vote:

Ayes: Clark, Celone, Colin, and Sweitzer

Nays: None

4. Adjourn

The meeting was adjourned at 6:41 p.m.

Todd Batiste, Chairman

ATTEST:

Lola Hazel, City Secretary