

City of Lucas  
Planning & Zoning Commission  
Regular Meeting  
June 11, 2015 - 7:00 PM  
City Hall – 665 Country Club Road  
Minutes

Call to Order

Chairman Rusterholtz called the meeting to order at 7:00p.m.

**Present:**

Chairman, Peggy Rusterholtz  
Vice Chairman, David Keer  
Commissioner, Andre Guillemaud  
Commissioner, Joe Williams  
Commissioner, Brian Blythe  
Alternate Commissioner, Kevin Wier

**Staff:**

City Manager, Joni Clarke  
Development Services Director, Joe Hilbourn  
City Secretary, Stacy Henderson

**Absent:**

Alternate Commissioner, Scott Sperling

It was determined that a quorum was present. Everyone was reminded to turn off or silence cell phones and Vice Chairman Keer led the Pledge of Allegiance.

Public Hearing

- 1. Consider approving amendments to Chapter 14, titled Zoning, of the City's Code of Ordinances to include definitions, area regulations, building regulations, site plan approval, landscaping plan approval, development regulations, general provisions, general accessory, and buildings and structures regulations.**

Chairman Rusterholtz noted that the diagrams regarding lot width were not updated and that there was still wording within the document referencing "special use permit" that should be changed to "specific use permit".

Development Services Director Joe Hilbourn stated that when the City Attorney updates Chapter 14 of the Code of Ordinances, the diagrams would be updated as well.

Chairman Rusterholtz opened the public hearing at 7:05pm.

A resident came forward asking about an item brought before the Planning and Zoning Commission in May. Mr. Hilbourn informed her the item was denied before the Planning and Zoning Commission and no further action had been taken.

There being no one else wishing to speak, Chairman Rusterholtz closed the public hearing at 7:07 pm.

**MOTION:** A motion was made by Chairman Rusterholtz, seconded by Vice Chairman Keer to approve the amendments to Chapter 14 of the Code of Ordinances to include definitions, area regulations, building regulations, site plan approval, landscaping plan approval, development regulations, general provisions, general accessory, building and structure regulations, and with the amendments presented to City staff. The motion passed unanimously by a 5 to 0 vote.

## Regular Agenda

### **2. Consider approval of the minutes of the May 14, 2015 Planning and Zoning Commission meeting.**

Chairman Rusterholtz noted the following corrections to the minutes:

Page 1, paragraph 3, correcting the word “herself” and changing to “himself” and adding a statement regarding the conflict of interest affidavit filed in the City Secretary’s office. The sentence should read “Commissioner Wier completed the Conflict of Interest Affidavit and is on file in the City Secretary’s office.”

Page 4, paragraph 2, the last name of Clarke should be added and the word “on” be removed. The sentence should read “City Manager Joni Clarke stated she would have the Town Hall suggestion on the next City Council agenda for May 21, 2015.”

**MOTION:** A motion was made by Commissioner Blythe, seconded by Commissioner Williams to approve the minutes as amended. The motion passed unanimously by a 5-0 vote.

### **3. Consider approval of an application by Todd Wintters on behalf of Cleve Adamson Custom Homes for preliminary plat approval of a subdivision of land called Tokalaun Equestrian Addition Tract 2. Said tract being 18.507 acres for a proposed 8 lot subdivision situated in the John W. Kerby Survey ABS Number 506 more commonly known as the school site on Blondy Jhune.**

Commissioner Wier noted that the Agenda Item wording for this request states “Cleve Anderson Custom Homes” and it should state “Cleve Adamson Custom Homes.”

A presentation was given by Development Services Director Joe Hilbourn stating the plat met all existing zoning requirements.

Commissioner Wier stated that there may be poor visibility near Lot 6 due to the lot configuration, fencing and landscaping proposed.

Chairman Rusterholtz stated that relocating the driveway for Lot 6 to the cul-de-sac would assist in alleviating safety concerns due to the steep curves on Blondy Jhune and would allow for better visibility.

The Commission discussed access easements to provide better visibility near Lot 6.

Denny Wychulis, representing the applicant, said he was in agreement with the Commission and would ask the property owner to allow the requested change.

**MOTION:** A motion was made by Commissioner Blythe, seconded by Vice Chairman Keer to approve the preliminary plat on behalf of Cleve Adamson Custom Homes for preliminary plat approval of a subdivision of land called Tokalaun Equestrian Addition Tract 2. Said tract being 18.507 acres for a proposed 8 lot subdivision situated in the John W. Kerby Survey ABS Number 506 more commonly known as the school site on Blondy Jhune, and with the correction that all information regarding this request state Cleve Adamson Custom Homes. The motion passed unanimously by a 5-0 vote.

**4. Consider public feedback and provide guidance to staff regarding updates to the City of Lucas Comprehensive Plan.**

The City's consultant, Louis Frisbie with Metropolitan Infrastructure, gave a presentation regarding updates to the Comprehensive Plan.

Mr. Frisbie discussed public comments from the Town Hall meeting held on June 7, 2015 and the priorities of the citizens. From those discussions, the City understands the importance of roadways, transportation as well as trails and open space. Mr. Frisbie also stated he was in the early stages of updating all the maps associated with the Comprehensive Plan.

Chairman Rusterholtz asked if anyone in the audience wanted to speak regarding the Comprehensive Plan update. There was no one wishing to speak at this time.


The Commission discussed working on the Land Use Plan and map as well as the Thoroughfare Plan for their July meeting and have comments to staff regarding any changes at that meeting.

**5. Adjournment.**

**MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to adjourn the meeting at 7:57pm. The motion passed unanimously with a 5-0 vote.

  
Peggy Rusterholtz  
Chairman

ATTEST:

  
Stacy Henderson  
City Secretary