

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of March 23, 2009

Time: 7:00 PM

Place: Sachse City Hall

Members Present:

Warren Becker
Wally Sparks
Scott Everett
Jared Patterson
Jeanie Marten
Robert Corbin

Members Absent:

David Hock

Staff Present:

Barry Shelton, Community Development Director
Charlotte Youngblood, Secretary

Chairperson Scott Everett opened the regular meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

Consent Agenda

1. **Consider approval of the minutes for the January 26, 2009 Planning and Zoning Commission workshop meeting.**
2. **Consider approval of the minutes for the January 26, 2009 regular Planning and Zoning Commission meeting.**
3. **Consider approval of the minutes for the March 9, 2009 regular Planning and Zoning Commission meeting.**

Barry Shelton, Community Development Director, stated that the items on the consent agenda could be voted on with one motion. Wally Sparks made a motion to approve the consent agenda items. Jared Patterson seconded the motion with all voting in favor the item passed unanimously.

Regular Agenda

2. Conduct a Public Hearing to consider the application of Dale Swanson of Dale's Jet Sports, requesting approval of a Special Use Permit for Major Automotive Repair on property zoned Industrial 1 (I-1) District on the west side of Industrial Drive, approximately 200 feet south of Park Lane: Barry Shelton Community Development Director, introduced the agenda item. Warren Becker arrived at the meeting at 7:06 p.m. Mr. Shelton stated that the applicant has an existing business and wants to install a paint booth. The reason the request is for Major Automotive Repair is because in the zoning ordinance the paint booth is included in the definition for Major Automotive Repair. Major Automotive Repair is allowed by Special Use Permit. Mr. Shelton said that in the future someone could come in at the location with Major Automotive Repair and it would be an allowable use with the approval tonight. However, staff feels it would be appropriate for the area. Scott Everett opened the public hearing at 7:07 p.m. No one spoke at the public hearing. Jeanie Marten made a motion to close the public hearing. Robert Corbin seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:07 p.m.

Dale Swanson, applicant, stated that he bought the paint booth to control dust while working on fiberglass. He stated that fiberglass is very hard to contain. Jeanie Marten made a motion to approve the Special Use Permit for Major Automotive Repair. Wally Sparks seconded the motion. The motion passed with all voting in favor.

2. Conduct a public hearing to consider the application of Alden Ozment requesting approval of a Special Use Permit for the installation of two (2) wind generators on approximately 5.588 acres located generally on the east side of Merritt Road and approximately 350 feet north of Pleasant Valley Road. This item will be tabled.

Mr. Shelton introduced this item and said staff had requested that the item be tabled tonight until the following meeting so the applicant could have time to meet and work with staff. He stated that the applicant had agreed to table the item. Barry recommended that the public hearing still be opened for any citizen who came out to speak. Scott Everett opened the public hearing at 7:13 p.m.

Richard Gregory, 514 Watersedge Way, stated that he is with Renewable Energy. He wanted to come and sit in on the meeting to see if the item was approved. He stated that he is interested because he is currently talking with Jeff Slusher of J&K Tile about installing wind turbines on his property.

Jeanie Marten made a motion to close the public hearing. Wally Sparks seconded the motion with all voting in favor the motion passed. The public hearing was closed at 7:16 p.m.

Jeanie Marten made a motion to table the agenda item. Warren Becker seconded the motion. More discussion followed after the motion. The motion to table the item was approved unanimously with all voting in favor.

There being no further business, Jared Patterson made a motion to adjourn. Jeanie Marten seconded the motion. The motion passed with all voting in favor.

The meeting adjourned at 7:27 p.m.

Original Signed by Secretary

Original Signed by Chairperson