

CITY OF SAINT HEDWIG

PLANNING & ZONING COMMISSION

APPROVED MINUTES

P&Z Meeting March 2, 2021:

Meeting called to order @ 7:04pm

Roll Call:

Commissioner Jones – Absent
Commissioner Polasek – Absent
Commissioner Robinette – Present via teleconference
Commissioner Maddox – Present via teleconference
Code Compliance Officer Fornof – Absent
Secretary Schaefer – Present via teleconference
Quorum established

Reading and approval of minutes:

Commissioner Robinette motioned to accept the February 2, 2021 minutes as written. Commissioner Maddox second the motion. February 2, 2021 minutes approved, all in favor.

Update of Code Compliance Old/New Business:

None – Code Compliance Officer Fornof not present.

Citizens to be Heard:

1. Karen Germo, 4435 Stapper Rd, Unit #16 (St. Hedwig Estates) – was present via teleconference for February 2nd meeting regarding the variance request from the Rock Methodist Church for the signage. Karen was one of those people way back when, many moons ago, when they were trying to keep the lights from shining in the sky and to try and keep the sky dark out here in St. Hedwig. Karen stated when she was reading the previous December or January meeting notes that said the church was wanting 14ft high sign and during last P&Z meeting in February it was noted the church was talking about the sign to be 10ft. Karen stated the sign ordinance states 8ft and she thinks we should keep the sign with what our current ordinance states, not get too many variances so that we may later have other people/companies come in and request higher signage if we have previously granted variances to allow higher signage than current ordinance allows. Karen's second item of discussion last time she brought up again the issue they have regarding the mobile home on the corner of Stapper Rd. and St. Hedwig Estates, stated she had sent emails to Kim with Code Compliance in September and October but is not noted anywhere on Code Compliance and not listed anywhere in City Council, she has searched all over and unable to find anything about it. Karen stated she has sent multiple emails, trying to see set back arbitrarily has to who has compliance and who does not. The previous mobile home was much smaller fit for that 5 acres and the current mobile home is much larger, at least twice as large, along with junk and the multiple mobile homes and people living in these "half together" things. Karen just wanted to bring this to our attention, she has emailed to P&Z and Code Compliance several weeks ago so we should have a copy of it, she cant find anything on it but wanted to make sure we had it and that it gets noted so that they can get whatever they can do on these things she would really appreciate it.

Old Business:

1. **Zoning Ordinance – Result of City Council Workshop. Discuss and take action.** P&Z has not been able to establish a date with City Council as of today. Commissioner Robinette inquired about the options of dates for March being presented to Mayor Grimm and City Council and Commissioner Mais stated that all 3 dates (March 2, March 9th and March 16th) were presented but he never had a response from City Council. Commissioner Robinette suggested we keep to March 9th and March 16th as options for City Council since P&Z made a motion and approved these dates and if neither of those dates work with City Council then City Council should come back to P&Z with a date that works for them since we have presented several dates to them and have had no response from them, really frustrating that this item is still not being addressed by City Council. Commissioner Maddox second that motion – P&Z has supplied several options and at this point P&Z will take date presented by City Council and we will do our best to accommodate with their schedule so that we can get this item moving.
2. **The Rock Methodist Church sign – discuss and take action.** Commissioner Mais stated we have heard comments from the citizens to be heard, citizens stating the want to keep the clear/dark sky and are not in favor of requesting the variance. Commissioner Mais if anyone had any thoughts or comments regarding approval/denial on the variance request. This item was put off from last meeting to allow P&Z time to drive by and look at the location and familiarize themselves with that area. Commissioner Maddox stated he asked Code Compliance Officer Fornof to get some clarification from the sign company and she did get back to him. The sign can adjust to luminaires, or brightness. Commissioner Maddox strongly suggest the church use our guidelines to how bright the sign can be – the sign is completely fully programmable so it can operate totally within our hours so on the variance request to extend the hours for the sign he would vote “no” to that. On the variance request on the height of the sign, Commissioner Maddox can see their point on their request for 14ft, he doesn’t see it being that big of an issue but talking to friends and neighbors and hearing from citizens, most people are opposed to any additional height in signs and really just don’t want it period. Commissioner Maddox stated based upon that he would vote to deny both variance requests. Commissioner Maddox made motion to deny both variance request, Commissioner Robinette second that motion. All in favor, motion approved to deny both variance request.

New Business:

No items listed

Agenda for next meeting:

Old Business:

1. Zoning Ordinance – Result of City Council and P&Z Workshop, discuss and take action.

Next Meeting:

Tuesday, April 6, 2021 @ 7:00pm

Announcements:

Commissioner Mais reminded everyone that Governor Abbott has issued an Executive Order (GA-34) lifting the mask mandate which takes effect on March 10, 2021 – on that respect Commissioner Mais asked P&Z for their thoughts, comments, concerns regarding how we move forward with P&Z meetings, whether we continue with GoToMeeting and/or have in person. All P&Z Commissioners had no preference, were ok with either in person and/or via teleconference. Commissioner Mais stated for safety purposed we will continue with GoToMeeting for April meeting, see what happens with City Council and how they handle it and then go from there after that.

Adjourn Meeting:

Commissioner Mais adjourned meeting @ 7:25pm