

**CITY OF SAINT HEDWIG**

**PLANNING & ZONING COMMISSION**

**APPROVED MINUTES**

**P&Z Meeting June 22, 2021:**

Meeting called to order @ 7:18pm

**Roll Call:**

Commissioner Polasek – Present  
Commissioner Robinette – Present  
Commissioner Maddox – Present  
Commissioner Schaefer – Present  
Code Compliance Officer Fornof - Present  
Quorum established

**Reading and approval of minutes:**

Commissioner Robinette motioned to approve the June 1<sup>st</sup>, 2021 minutes as is. Commissioner Maddox second the motion. June 1<sup>st</sup>, 2021 minutes approved.

**Citizens to be Heard:**

None to be heard.

**Old Business:**

None

**New Business:**

**1. Green Valley Water Plant – review and discuss any possible affects it has on the community.**

Commissioner Maddox stated his first concern is the water discharge and the additional flow added to the watershed. Even though the water plant is out of our jurisdiction the creek is not, therefore the water runoff will end up in Saint Hedwig. As the water flows from the Martinez Creek to the Cibolo Creek it will gather water, which will be safe by Green Valley's standards, but that being said, how much more sewage water can we dump into these creeks? Commissioner Maddox asked if anyone knew if there was something we could do about this issue and made suggestion of contacting the Water Quality Control. Commissioner Polasek asked if the water plant is in our ETJ and after reviewing the map and address of the water plant it does appear that it does fall within our ETJ. Commissioner Mais stated that from what he understood people/citizens would send in their comments and concerns and then the second step would be for a public hearing which would be held within a few months. Commissioner Maddox stated that a lot of the citizens are not aware of this water plant, seems like most of the citizens that are aware are the ones that live closest to where the plant is being considered to be built, and wondered if we should ask Mayor Grimm to make a public announcement so that the citizens would be aware and could voice their concerns, but public awareness should be the first step. Commissioner Robinette asked if Mayor Grimm was aware of this water plant and could we possibly ask her to write a letter to Texas Water Quality Commission, this may be our only recourse since the plant is not being built in the city, and this way we would be on record for saying something about it. Commissioner Polasek stated that this issue was brought up at the last city council meeting by a citizen who brought in a flyer and talked about how many gallons of water was going to be dumped into the creek and Mayor Grimm said it was on their radar but was not able to comment on it because it was not on their agenda for that night's meeting. Commissioner Polasek suggested that we ask for City Council to have this item on their agenda for their next meeting, which it may already be listed, so that if citizens see this item posted on the agenda then they will be aware and can make their comments and concerns heard. Commissioner Mais confirmed, that if he remembered correctly the reason this item was not discussed last time was because it

was not on the agenda but was listed as an item for their next meeting on July 8<sup>th</sup>. Commissioner Maddox stated that he would think that since the runoff and the fact that the discharge eventually makes through the city limits in the creeks then we should be able to have some say in this matter because we know the creeks are not capable of handling the additional runoff that we have now because of the additional homes that are being built in the area. Commissioner Robinette said this is something that would be nice to have an engineer check it out and be able to give us feed back on their findings, the facts of the water plant and the affects it will have on the city. It would be worthwhile to have the city send out a mailer to the citizens stating this is what is going on and the findings by an engineer so that citizens are made aware of this – this would be one way to get the word out and reach all of the citizens. Commissioner Maddox brought up the fact that you would be surprised to know how few citizens are aware of how many plants are already upstream from the Martinez Creek and how the addition of this water plant will affect the nearby creeks. The reason for the need for the water plant(s) is because they are building tract homes which are not on septic.

**Old Business:**

- 1. Zoning Ordinance – review previous recommendations/revisions to prepare for workshop with City Council.** The plan is to go through the changes that were made to the original Ordinance and give explanation to City Council of why the change was made. We will let City Council know that P&Z is suggesting possible date(s) for workshop be July 13<sup>th</sup>, 15<sup>th</sup>, 20<sup>th</sup> or 22<sup>nd</sup>. Once City Council has been walked through with these revisions/recommendations they will discuss it amongst themselves and the next step would be for City Council to schedule/hold a Public Hearing. Code Compliance Officer Fornof walked everyone through the revised Ordinance – she took the original 63pg Ordinance and pulled the tables and charts that were often used and made those into appendices (Appendix A-F) which then brought the Ordinance down to 30 pages. Code Compliance Officer Fornof suggested we make an Appendix G – Requirements of Special Use Permit. Remove the word “Occupation” from Home Office/Occupation on pg. 14 – have it read “Home Office”. A lot of light was shed on this area due to COVID, a lot of people working from home – not running a business from home but just simply working from home.  
Pg. 15 – Swap “A” and “B” under “Home Occupations”  
Need to add definitions of Hardship into Appendix F  
Pg. 21 – Section C reword “To determine if an unnecessary hardship exists the Board of Adjustments must affirmatively find....”  
Pg. 24 item #4 reword “alternate” to “A Commissioner” shall serve as the secretary for the commission....

**Agenda for next meeting:**

**Old Business:**

- 1. Zoning Ordinance – update/outcome of workshop with City Council.**

**Next Meeting:**

TBD – pending workshop date with City Council

**Announcements:**

None

**Adjourn Meeting:**

Commissioner Mais adjourned meeting @ 8:55pm