

CITY OF SAINT HEDWIG

PLANNING & ZONING COMMISSION

APPROVED MINUTES

P&Z Meeting November 9, 2021:

Meeting called to order @ 7:04pm

Roll Call:

Commissioner Polasek – Present
Commissioner Robinette – Absent
Commissioner Schaefer - Present
Quorum established

Reading and approval of minutes:

Commissioner Polasek motioned to approve the June 22nd, 2021 minutes as is. Chairman/Commissioner Mais second the motion. June 22nd, 2021 minutes approved.

Citizens to be Heard:

None to be heard.

Old Business:

None

New Business:

1. Zoning Ordinance – Review and make recommendations per workshop with City Council.

'Temporary Residences' (pg. 8 of Zoning Ordinance) – based upon workshop with City Council it was agreed that temporary residence is granted for a 6 month period of time on the permit that is issued, if extension is needed a new permit would need to be requested/reissued in order to be granted.

'Temporary Residences' (pg. 10 of Zoning Ordinance) – P&Z waiting on "Winter Texan" definition from City Attorney for this item which was discussed at workshop with City Council.

Appendix C – Commissioner Polasek asked if Commissioner Mais would draft a letter to Mayor Grimm in regards to working with an engineer about our existing Subdivision Ordinance so that we can try to rectify the minimum size of 'commercial' being 12,000 sq. ft. (1/4 acre). P&Z would like to have clarity on how it affects commercial and zoning. Current ordinance states no piece of land can be divided smaller than 2 acres, however, there is no zoning for 2 acres, our current minimum is 2.5 acres.

Appendix F – 'Accessory Building' (pg. 1). City Council asked P&Z to define or separate residential versus agriculture building. P&Z is asking City Attorney to provide an Ag Zone and Residential Zone of Accessory Building.

Appendix F – 'Barn' (pg. 3). City Council asked P&Z to provide definition of barn. P&Z is proposing: agricultural building/structure that houses livestock, including cattle and horses, as well as equipment and fodder, and often grain.

Appendix F – 'Driveway' (pg. 5). City Council asked P&Z to provide definition of driveway. P&Z is proposing: property access from public road to a house/building and is not to prevent natural water flow or drainage.

Appendix F – 'Portable Metal Containers' (pg. 12). P&Z is proposing we strike the "limit of one container per property" and strike "not to be visible from road". P&Z is recommending that we follow Appendix C for the setback guidelines for the portable metal containers and proposes to have any/all branding from the containers be removed if the container is/will be visible from the road. P&Z is requesting consult with City Attorney on what guidelines can be placed regarding the removal of branding.

Appendix F – ‘Shed’ (pg. 15). P&Z is proposing that we strike the “and no utility connections” and instead state “with approved utility connections” to allow for utilities in both 500sq ft or less and on a 2000sq ft or less building.

Old Business:

None

Agenda for next meeting:

Old Business:

1. **Zoning Ordinance – Review City Attorney’s comments from November 9th, 2021 P&Z Meeting.**
2. **Zoning Ordinance – Review/Revisit and make further recommendations if needed.**

Next Meeting:

November 30th, 2021 – pending P&Z has heard back from City Attorney with comments/recommendations.

Announcements:

None

Adjourn Meeting:

Commissioner Mais adjourned meeting @ 8:07pm