

PLANNING AND ZONING COMMISSION MEETING

Wanda Polasek Chairman
Wendy Schaefer Vice-Chairman
Charles Chenoweth Secretary
Connor Fillingim Commissioner
Mark Mueller Commissioner



City of Saint Hedwig

13065 FM 1346, St. Hedwig, Texas 78152
210-667-9568

Tuesday, October 18, 2022

7:00 PM

Saint Hedwig City Hall

APPROVED MINUTES

1. CALL MEETING TO ORDER

Chairman Polasek called the meeting to order at 7:01 pm.

2. ROLL CALL AND ESTABLISH A QUORUM

Chairman	Wanda Polasek	Present
Vice-Chairman	Wendy Schaefer	Not Present
Secretary	Charles Chenoweth	Present
Commissioner	Connor Fillingim	Present
Commissioner	Mark Mueller	Not Present

3. PLEDGE OF ALLEGIANCE

Chairman Polasek led the Pledge of Allegiance.

4. CONSENT AGENDA

A. Reading and Approval of Minutes

Planning and Zoning Meeting Minutes, Tuesday, September 20, 2022

- **MOTION - Commissioner Fillingim approved**
- **SECOND – Commissioner Polasek Seconded**
- **All Were In Favor - The September 20, 2022 minutes were approved.**

5. PUBLIC COMMENTS

- Robert Johnson 1478 E Lupon Rd spoke: The previous meeting that you all had on the agenda, was about these containers for putting on your property like for storage or tractor garages, stuff like that, is that passed or up to the city council or what. (Chairman Polasek: It passed) It did pass, what is it, you can't have them no more? (Chairman Polasek: Going forward you will not be able to) why, that's a simple question. (Chairman Polasek: I would suggest you attend a city council meeting and ask) Well here's what I'm getting at, houses have gone up thirty thousand plus because building materials are so high and now you're restricting a lot of the people that's been out here ten or twenty generations just about what they can do on their own property. That's what I'm getting at, I can understand taking a restriction maybe no more than two twenty footers or one forty two footer but to do away with them all the way around, I can't see that; and then if you want to move one of those small buildings out there it's got to be x amount of square feet or it supposed to be cause you're going to think it's a dwelling. See there's too much conflict in the zoning information now the second thing is when they first started the zoning commission, I didn't want it because I knew what it was turning around to

because now it's turned into an HOA and I don't want an HOA, this is a city wide HOA now, city wide. You know a homeowner's association, that's not right, that's not right at all. I have a twenty-foot container, I got it about a year ago, probably a year and a half, I got a permit, I put in for a permit and I got a permit for it, but what if I wanted a second one, I needed a second one. I can't afford to put a building up, I can't afford the building material, I can buy one of those cheaper than I can building material. Its simple, simple arithmetic and its not devaluing no property. I can't see that. Like I said, you need to just change it maybe and allow two twenty footers as the maximum or one forty-two; and I will be at the next city council meeting. I missed it, I got a sick wife, I got a hard time getting out of the house. She's a semi-invalid, only reason I got out here tonight I had my grandson happened to come by so I said hey I'm out. I was wanting to come down here. (Chairman Polasek: Mr. Johnson, I appreciate your comments, thank very much for coming in and expressing that, and I do encourage you to express yourself with the city as well, and I'd also like to refer you to the discussions that were had concerning those, they are all posted publicly in the city council minutes on the website where you can read where the discussion was.) I didn't see them this time they probably weren't in there when I looked. (Chairman Polasek: Probably, I think the initial discussion was back in May.) Oh in May, well what I got was a text showing me that the last meeting, you all would be voting on it, the containers. (Chairman Polasek: That was a city council meeting.) Is that also supposed to be for businesses out here? Like the feed store down there, or the feed store over here or the gas station here, what if they wanted one, are you going to tell them no. (Chairman Polasek: According to the ordinance that the city council passed, no containers are allowed in the city of Saint Hedwig.) They will not be allowed? (Chairman Polasek: Correct) Why, I just don't understand why, who brought that up. (Commissioner Fillingim: To comment on the facts, though the planning and zoning commission did play a part in the new zoning ordinance's changes and revisions the final decision and certain parts of that ordinance were put in by the city council and enacted by the city council, so this body didn't actually enforce or enact any of those restrictions, it was finalized and put in place by the city council. So we do welcome your feedback we do want to use that for future revisions and motions that we make.) See what I'm getting at is you got people out here across the road from me, the (unintelligible... Vaiges?) they been out here for about a hundred years and now you're telling them how live on their own property, see that's basically what it's boiling down to, you're telling people how to live. Go over and buy a house in one of these homeowner's associations, they are going to tell you how to live. Anyone that's lived in one of those homeowner's associations, my son has been battling them forever on different things. They told him he had to put his garbage can in the garage, he said no its unhealthy. It's just not fair when you start putting stuff like that. I don't get it. I'll bow down now. (Chairman Polasek: Thank you Mr. Johnson.)

6. OLD BUSINESS

A. Planning and Zoning Ordinance

Chairman Polasek The final comments were addressed by city council and the planning and zoning ordinance was approved. The city manager said she would email it to the commissioners.

7. NEW BUSINESS

A. Report from City Council Meeting

Chairman Polasek – All we had there was that we passed the P&Z ordinance; we were not delegated at this time with any other projects. We are still waiting to get direction on the subdivision ordinance and the comprehensive plan. Awaiting review from legal, according to the city manager, the mayor is waiting for feedback from Bryce Cox.

B. Plat approval schedule

Chairman Polasek – What had been discussed at the last meeting, to avoid getting caught with not enough time to approve plats and any documents we are required to approve. We meet today and they come in tomorrow they have thirty days, well we don't meet again for thirty days so we were talking about a date when the documents are due that would start the time clock to approve. We will prepare a statement to city council that states P&Z will meet on the second Tuesday, after city council meeting, we are requesting that all documents requiring approval by P&Z be submitted to the city by the first Tuesday of the month, and the effective date to start time clock for P&Z to approve is the second Tuesday of the month.

Motion:To have documents requiring approval by the planning and zoning commission submitted to the city by the first Tuesday of the month with the documents submitted to the planning and zoning on the second Tuesday of the month. The second Tuesday will be the effective date of the document.

- **MOTION - Commissioner Fillingim approved**
- **SECOND – Commissioner Chenoweth seconded**
- **All Were In Favor - The motion was approved.**

8. ESTABLISH AN AGENDA FOR NEXT MEETING

OLD BUSINESS - Discussion/Possible Action Items

A. **Plat approval schedule – Review and Discuss.**

NEW BUSINESS – Discussion/Possible Action Items

A. **Report from City Council meeting – Review and discuss any comments relating to P&Z.**

9. DETERMINE DATE FOR NEXT MEETING

Next Planning and Zoning Meeting will be November 15, 2022.

10. ADJOURNMENT

Chairman Polasek adjourned the meeting at 7:38 pm



Wanda Polasek, Chairman

ATTEST:



Charles Chenoweth, Secretary