

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
December 17, 2012

The Farmersville Planning and Zoning Commission met in regular session on December 17, 2012 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Bill Nerwich, Mark Vincent, Betty Sergent, Lee Warren, Bryce Thompson and Tom Waitschies. Craig Overstreet was absent. Staff members present was City Manager Ben White, Police Chief Mike Sullivan, City Attorney Alan Lathrom and City Secretary Edie Sims. Council Liaison Michael Carr was not present.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Chairman Tom Waitschies called the meeting to order at 6:30pm. Edie Sims called roll and announced that a quorum was present. Mr. Waitschies offered the invocation and the Pledge of Allegiance.

Item II – A) DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM NOVEMBER 15, 2012 PLANNING & ZONING MEETING

On a motion from Bill Nerwich and a second by Betty Sergent, the Commission approved the minutes as presented. Motion carried unanimously.

Item II – B) CONSIDER, DISCUSS AND ACT UPON A SPECIFIC USE PERMIT FOR JOKER'S WILD GAME ROOM LOCATED AT 812 MCKINNEY STREET, FARMERSVILLE

Chairman Waitschies announced that the Specific Use Permit was discussed at the last meeting with a public hearing and the motion died for a lack of a second. The Commission was entreated to give a final vote either to approve or deny the Specific Use Permit for Joker's Wild Game Room.

Commissioner Bill Nerwich held his position that Joker's Wild Game Room has operated with no violations and has operated their business by following the rules. Lee Warren motioned to approve the Specific Use Permit for Joker's Wild Game Room and make corrections to the ordinance before submitting to the City Council. Bill Nerwich seconded the motion. Four voted for, Betty Sergent abstained from voting and Tom Waitschies voted against. Motion passed to recommend to the City Council for approval.

Item II – C) CONSIDER, DISCUSS AND ACT UPON A SPECIFIC USE PERMIT FOR PARADISE ISLE'S GAME ROOM LOCATED AT 1055 WEST AUDIE MURPHY PARKWAY, SUITE 103, FARMERSVILLE

Chairman Waitschies announced that the Specific Use Permit was discussed at the last meeting with a public hearing and the motion died for a lack of a second. The Commission was entreated to give a final vote either to approve or deny the Specific Use Permit for Paradise Isle's Game Room.

Commissioner Bill Nerwich held his position that Paradise Isle's Game Room has operated with no violations and has operated their business by following the rules. Lee Warren motioned to approve the Specific Use Permit for Paradise Isle's Game Room and make corrections to the ordinance before submitting to the City Council. Bill Nerwich seconded the motion. Four voted for, Betty Sergent abstained from voting and

Tom Waitschies voted against. Motion passed to recommend to the City Council for approval.

Item III – A) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A REPLAT OF THE LATTER DAY SAINTS CHURCH LOCATED AT SYCAMORE AND JOUETTE STREET IN THE ASTON ESTATES SUBDIVISION

Chairman Waitschies opened the Public Hearing at 6:38pm and asked for those FOR the replat of the LDS Church to come forward. Don Vandiver, architect for the LDS Church project, came before the Commission to express his hopes of having this replat approved. In 2005, a replat was brought to the Commission with a 16,000 square foot building and easements for that size building. Since then, the Church has reconformed the building to have a different footprint and have less parking space. Chairman Waitschies asked for anyone OPPOSING the replat to come forward. With no one coming forth, Chairman Waitschies closed the Public Hearing at 6:41pm.


City Manager Ben White spoke to the Commission regarding this replat and recommended approval contingent upon final corrections prior to Council submittal to include a letter from Atmos Energy that they will serve the property; the Owner's Certificate shall be signed by the owner and notarized; a note indicating the property is located with the City of Farmersville city limits; required building set back lines are to be added; a note indicating the water supply provider for the property; a note indicating the property is located within the Farmersville ISD; and a Notary certificate at the end of the Property Owner's Certificate executed in either Texas or Utah. Mr. White indicated there is nothing to slow this process. Commissioner Lee Warren asked if traffic issues have been reviewed and if any are foreseen. Mr. White stated traffic issues would not be a problem as the church will have specific hours that will be attended. The school traffic would have more affect than the church. Mr. Vandiver stated the church is leasing spaces at Sugar Hill Shopping Center. The new church building is expected to have 3 congregations meet which would have different times on Sunday and would not have an overlap of parking requirements. The maximum people would be 200 people in the sanctuary. Commissioner Mark Vincent asked if the church exceeds the rate of growth to accommodate over 200 people. AT the current rate, Farmersville and Princeton have around 1,200 – 1,500 members with 300 faithful church goers. To exceed the sanctuary capacity, it would probably be 10 – 12 years of growth.

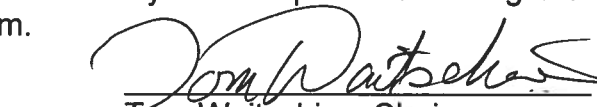
Lee Warren motioned to approve the replat with the 7 conditions as spelled out by the City Engineer with Bryce Thompson seconding the motion. Motion passed with full approval of the Commission.

ADJOURNMENT

Lee Warren motioned to adjourn with Bryce Thompson seconding the motion. P&Z Commission adjourned at 6:49 p.m.

ATTEST:


Edie Sims, City Secretary


Tom Waitschies, Chairman

