

**Town of Timnath
Planning Commission
Regular Meeting Minutes
August 26, 2008
7:00 p.m.**

1. Call to Order

Chairman Wright called the meeting to order at 7:02 p.m.

a. Roll Call			
Chairman	Raymond Wright		Y
Commissioner	Carl Elliott		N
Commissioner	Dick Weiderspon		Y
Commissioner	Cody Speaker		Y
Alt. Commissioner	Susie Saunders		N

Community Development Coordinator Linda Griess, Community Development Director Linda Martin,

2. Amendments to Agenda

- a. There were no amendments to the agenda

3. Consent Agenda: Minutes

- a. Minutes: July 8 , 2008

Commissioner Weiderspon made a motion to approve Minutes from the July 8, 2008, meeting. Commissioner Speaker seconded the motion. Minutes were approved unanimously by voice vote.

4. Business & Discussion Items

- a. **Hartley Subdivision: Public Hearing/Possible Motion**

Chairman Wright **Opens Public Hearing at 7:05 PM**

Staff Presentation – Linda Martin, Community Development Director presented to the Commissioners Sharon Kay Hartley's request for the property located just north of the Timnath Elementary School be subdivided into two parcels. Instead of 3817 and 3805 Main Street being part of one parcel, Block 19, Hartley's, would like to split into two separate parcels.

Public Comments (Please limit to three minutes each)

Resident Denton Slovacek, asked the Hartley's what part of the property has been sold, what will be left and is there going to be a separate road to the property located behind the area in question. He asked for clarification on the split of the lot. Community Development Director showed Mr. Slovacek the map and provided an explanation regarding what is being requested.

Planning Commissioners Questions and Comments

Cody Speaker asked whether a separate driveway for lot 2 would be necessary. The applicant indicated the second driveway already existed. – Cody Speaker is in favor of this subdivision

Additional Public Comments (Please limit to three minutes each) – no additional comments

Chairman Wright Closes Public Hearing at **7:10 PM**

Staff suggested the application and plat is in compliance with Town Land Use Code and with the Comprehensive Plan, and that there are no outstanding issues of concern.

Chairman Wright asked for a motion to recommend approval of the Hartley Minor Subdivision to the Town Council on Sept 3. Commissioner Weiderspon made the motion. Commissioner Speaker seconded the motion. The motion passes unanimously by voice vote.

5. Reports

a. Community Development Director:

Director Martin updated the Commissioners on the WildWing Development and their "Cluster" homes/patio home lots, the concern with these lots is getting financing. The builder for the patio homes is stating that the patio home owners want to own the land under their patio home; this is not what the final plat provides for. What the Developer is proposing to do is a "building envelope" and the owner will own the land under the footprint of their home only. More discussion is needed and staff will keep the Commissioners updated.

Other concerns with this type of lot change are, set backs, window wells, air conditioning units, fences, pets, kids, landscaping.

The Developer maybe asking for a PD/Overlay though nothing is firm on this at this time.

b. Current Projects:

1. Graves Annexation - going to Town Council on August 27
2. Timnath South Rezoning and Filing #3 - going to Town Council on August 27, 2008
3. Riverbend Project: Annexation and Zoning - Town Council will have First Reading Sept 17 and 2nd Reading on Oct. 3
4. Timnath Farms North Final Plat – still working on

Adjournment

a. Commissioner Weiderspon moved to adjourn the meeting. Commissioner Speaker seconded the motion. The motion passed unanimously by voice vote. Chairman Wright adjourned the meeting at **7:30 p.m.**

**TOWN OF TIMNATH
PLANNING COMMISSION**


Raymond Wright, Chairman

ATTEST:


Linda Griess, Community Development Coordinator