

**MINUTES OF THE ST. PAUL PLANNING & ZONING COMMITTEE
FEBRUARY 21, 2008
AT ST. PAUL TOWN HALL**

Robert Kellow, Chairperson, called the Meeting to order at 7:05 p.m.

Roll Call: Members present were: Gough, Kellow, McCartt and McCasland. A quorum was present.

Approval of Minutes: The Committee reviewed the minutes from the January 17, 2008 meeting. Mrs. Gough motioned to approve the minutes with a second motion made by Mr. McCartt. The motion passed unanimously.

Citizen's Comments: None.

Discussion/Action on Revisions to the Current Zoning Map:

Bob London Report: Concerning the matter of Revisions to the Current Zoning Map. Mr. London was scheduled to provide a list of corrections to bring the map up to date. That item was tabled until he returns.

A previously discussed related matter, the rezoning of a particular isolated lot currently zoned 'commercial retail' in the midst of a Residential area, was discussed and it was decided to proceed with the re-zoning process. The owner is allowed to continue indefinitely the current use as 'non-conforming' under the conditions established in Ordinance 130. The question was raised concerning any limits on 'continued non-conforming use'. Chairman Kellow agreed to seek clarification from the Town Counsel. [Clarification: The non-conforming use may continue indefinitely, including sale by the original owner, but may not be enlarged or otherwise changed per the conditions of Ordinance 130, Article 17. A more controversial treatment involves the Board of Adjustments, and that path is not recommended.]

Discussion/Action on Revisions to the Current Comprehensive Land Use Plan (Map):

Review map markup of actions to date: The Commission then reviewed working copies of a markup of the Plan Map showing items that had been discussed and agreed in the past. After discussion, some further adjustments were made. Unless errors or other adjustments are found necessary, this markup version will be forwarded to the City Engineer for updating. The updated version will then be forwarded to the Town Council for action.

Discussion/Action on any Discrepancies within Ordinance 100: The Commission then discussed possible updates to our Subdivision Ordinance 100 in light of the impending 593 Development.

Known areas needing change are:

- 1) Exhibit A and related Street specifications Exhibits A-1 through A-3; which define paved streets with bar ditches. The consensus was that allowing Bar Ditches may conflict with the Plano Engineering standards which are included as part of Ordinance 100 by reference. The consensus was that bar ditches are not consistent with the future growth of the town, considering the issues surrounding their use in other developments. Chairman Kellow agreed to clarify with the Plano Engineering Dept.
- 2) Section 4.1 requires 10 copies of the Preliminary Plat need to be submitted. Mr. Dunn requests that that be increased to allow for the larger number of interested parties. The quantity 20 was deemed more appropriate.

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Next Meeting: Mr. Kellow proposed convening again on March 13, 2008. The Commission was requested to review Ordinance 100 considering the impending 593 Development. It was also suggested that we ask for candidate updates from our consultant in the matter, Mr. Trent Petty.

A motion to adjourn was made by Mrs. Gough with a second by Mr. McCartt. The meeting was adjourned at 8:21.