

**MINUTES OF THE COUNCIL  
REGULAR MEETING OF JANUARY 14, 2013  
AT ST. PAUL TOWN HALL**

The Meeting was called to order at 7:30 p.m. by Mayor Walter. There was a quorum. Mayor Walter led the Pledge of Allegiance.

Discussion/Action on Zoning Case 2012-1 and Speaker Phone Discussion with Town Attorney – Lots 2 and 3 – 2320 FM 1378: Council reviewed the request with Attorney Dodd on speaker phone.

Discussed were SUPs (for adjustments for an allowed use per the land use table, i.e. further regulations on a gas station and it stays with the property), variance (doesn't cover use, for variations to ordinances, i.e. less setback on a structure), straight zoning (uses allowed by right), spot zoning (one zoning type in the middle of another type – not allowed). Also noted was that the zoning ordinance defines 'yard – front' as no structures allowed.

Councilman Kellow motioned to consider case 2012-1 with a second to the motion made by Councilman Scanlan. All members voted to deny the request.

Discussion/Action on Attorney (Changes to Procedures) and P&Z (Changes to Accessory Buildings) Recommendations to Zoning Ordinance 130C: Council discussed and reviewed the rewrite of zoning procedures section 3-3 and addressed the issue of adding a front yard building restriction which as previously noted by the Attorney the existing definition of 'yard – front' already specifies that a variance is required to make exceptions to that. Councilman Gensler motioned to approve the rewrite with a second to the motion made by Councilman Simmons. The motion passed unanimously.

Approval of Minutes:

Council reviewed the minutes from the December 10 Public Hearing. Councilman Gensler motioned to approve the minutes with a second to the motion made by Councilman Scanlan. The motion passed unanimously.

Council reviewed the minutes from the December 10 Council Meeting. Councilman Scanlan motioned to approve the minutes with a second to the motion made by Councilman Gensler. The motion passed unanimously.

Approval of Expenses: Council reviewed the expenses report. Councilman Scanlan motioned to approve the monthly expenses report with a second to the motion made by Councilman Simmons. The motion passed unanimously.

Citizen's Comments: - David Hughes of Lakeway Drive noted that his house is for sale and he gets frequent queries from buyers about the zoning around his home. They stated that he loses buyers because of the nearness to commercially zoned property.

## **MINUTES OF THE COUNCIL REGULAR MEETING OF JANUARY 14, 2013**

Discussion/Action on Amending Ordinance 202 - Governing the Sale and Service of Alcoholic Beverages within the Town of St. Paul: Council discussed costs associated with permitting a liquor store, what can be charged, and with what justification. Councilman Simmons motioned to table this item in order to gather more information on costs with a second to the motion made by Councilman Kellow. The motion passed unanimously.

### Mayor's comments:

Code Enforcement/Status – Council reviewed the enforcement activity reports and home business activity.

Town Hall Relocation – Mayor Walter reviewed ongoing meetings held with WNESUD for options to build a new jointly used building. Building estimates are around \$500,000.

Adjournment: Councilman Kellow motioned to adjourn the meeting at 8:57 p.m. with a second to the motion made by Councilman Scanlan. The motion passed unanimously.