

ST PAUL PLANNING & ZONING COMMISSION
MEETING MINUTES
August 15, 2013 - 7:00 P.M. AT ST. PAUL TOWN HALL

The Meeting was called to order at 7:00 p.m. by Cam Davis, Chairman.

Roll Call: Members present were: Andy Vestal, Joy Gough, Mike Tussey, and Vicki McKinney. There was a quorum.

Oath of office given to Vicki McKinney by Chairman Davis

Public Hearing: To take public comments regarding preliminary plat for Huffines Communities. This regards onsite and offsite drainage plan, preliminary paving plan, preliminary water plan, and preliminary sanitary sewer plan. The property is in St. Paul's ETJ and is to be named "Inspiration". There will be further preliminary plat review at a later date to satisfy requirements of Ordinance 100.

Attendees included Elvio Bruni of Huffines Communities, Jim Weigert of Jacobs Engineering, and Trent Petty of Petty and Associates.

The Public Hearing was closed at 7:15.

Citizen Comments for Planning & Zoning Meeting: none

Discussion/Action: Mr. Bruni explained that the traffic impact analysis has been reviewed by the town's engineering firm and that there will be no additional drainage runoff from the development that will impact the city. A motion was made by Mr. Tussey to approve the Preliminary Plat for Roadway Construction only for Inspiration, consisting of approximately 123.6 acres in the St. Paul ETJ to accommodate a master planned development within the St. Paul ETJ, generally located north of Parker Road and East of Aztec Trail. And to let the record reflect that a Final Plat must be submitted which will depict right-of-way and construction plans and utility infrastructure following approval of the Preliminary Plat, and that all residential lots will require a separately approved preliminary plat at a later date which will be in substantial compliance with Ordinance 100 and show second points of access. The motion was seconded by Mr. Vestal. The motion passed unanimously.

Approval of Minutes of February 25, 2013 Meeting: Mr. Vestal motioned to approve the minutes with a second to the motion made by Committee member Gough. The motion passed unanimously.

Adjournment: Committee Member Gough motioned to adjourn with a second to the motion made by Committee Member McKinney. The motion passed unanimously.

The meeting adjourned at 7:20.