



**City of Joshua
Planning & Zoning Commission
Regular Session Minutes
July 2, 2007**

Present: Chairperson Reue, Commissioner Peacock, Commissioner Bransom, Commissioner Howard, Commissioner Isom, Commissioner Connally, Commissioner Hollarn

Absent: None

City Staff Present: Paulette Hartman, City Manager; Mary Beth Thomas, City Secretary; Paul Whaley, City Engineer

Chairperson Reue called the work session to order at 6:30 p.m.

1. Training: (Hartman)

- a. Introduction to Planning & Development Regulations
Role of Planning Commissioners and Elected Officials
Ethics and the Planning Commissioner

Paulette Hartman, City Manager, presented this item.

2. Staff Briefings:

- a. Status of Update of Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance.
- b. Pending Land Use Cases

Paulette Hartman, City Manager, briefly presented each of these items.

Chairperson Reue adjourned the Work Session and called the Regular Session to order at 7:02 p.m.

Citizens Presentation and Public Input For Future Agenda Items: No one spoke at this time.

1. Recognize New Planning & Zoning Commissioner, Seat #5, Joe Hollarn. (Reue)

Chairperson Reue introduced Commissioner Joe Hollarn.

**2. Consider Approval Of Minutes For:
June 4, 2007**

Commissioner Isom made a motion to approve the minutes as prepared. Commissioner Bransom seconded the motion.

Motion carried - 7-0

The regular session recessed and a public hearing was opened at 7:07 p.m.

3. Convene A Public Hearing To Obtain Public Input Regarding A Request For A Re-Plat Of Lots 3-A and 4-A, Block 1 and Lot 2-R-3, Block 1, Joshua Plaza Addition to Lot 3-A-R1 and Lot 3-A-R2, Block 1, Joshua Plaza Addition.

A. Applicant's Statement

Erik Dumas, Dumas Land Surveying, presented this request.

B. Those In Favor.

No one spoke at this time.

C. Those Against.

No one spoke at this time.

D. Applicant's Rebuttal.

None required.

E. Adjournment.

The public hearing recessed and the regular session reconvened at 7:10 pm.

4. Discuss, Consider And Act Regarding A Re-Plat Request Of Lots 3-A and 4-A, Block 1 and Lot 2-R-3, Block 1, Joshua Plaza Additions to Lots 3-A-R1 and Lot 3-A-R2, Block 1, Joshua Plaza Addition.

Paulette Hartman, City Manager, presented this item. After a brief discussion, Commissioner Bransom made a motion to recommend approval of the re-plat. Commissioner Connally seconded the motion.

Motion carried - 7-0.

5. Discuss, Consider And Make A Recommendation To The City Council Regarding Proposed Mobile Home Park Regulations. (Hartman)

Paulette Hartman, City Manager, presented this item. Mrs. Hartman briefed audience members that this is the beginning of the process for the proposed regulations. The following were members of the audience who spoke:

Marty Peters, Mountaineer Mobile Home Park

Glen McCarthy, Timber Ridge Mobile Home Park

Norman Beauchamp, Shady Brook and Western Inn North Mobile Home Parks

Joe Jones, 4J Mobile Home Park

Brent Claiborne, Western Inn South Mobile Home Park

Listed below are main concerns the mobile home park owner's had with the proposed regulations:

The increase in fees for annual permits

Charging a fee to move a mobile home into or out of a mobile home park

Installing fire hydrants

Driveways and roadways being brought into compliance

Setback requirements for mobile homes moved into mobile home parks after the effective date of the proposed regulations

Paulette Hartman, City Manager, explained to audience members that the city does not want to put anyone out of business and the intent of the proposed regulations is to make sure the communities are safe. City staff feels there is a real concern regarding appropriate access for emergency vehicles in the case of an emergency. After discussion, general consensus was the mobile home parks owner's will have a meeting to address all their concerns and they will appoint 2 representatives from their group to meet with Paulette Hartman, City Manager, and Noelyn Isom, Planning and Zoning Commissioner, Seat #6 and Joe Hollarn, Planning & Zoning Commissioner, Seat #4. At this time Commissioner Bransom made a motion to table this item until the next Planning & Zoning meeting. Commissioner Howard seconded the motion.

Motion carried - 7-0.

6. Requests for Future Agenda Items or Reports.

There were none.

7. Adjournment.

There being no further business the meeting adjourned at 8:37 p.m.

Glenn Reue, Chairperson

ATTEST:

Mary Beth Thomas,
Planning & Zoning Secretary