

**City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from September 22nd, 2022**

Members Present: Bill Burney, Bill Ogden, Buck Ballas, Dana Gompers, Don Jones, and Margaret Rohde-Chairman.

City Staff: Annette Arriaga, Director of Planning & Development, Bobby Pennington, City Administrator, Cary Moran, City Forester, Aaron Croley P.E with HDR Engineering, David Olson with Olson & Olson.

City Council: Brian Thompson, and Michael Herminghaus.

Signed in Guests: Henry Kollenberg, Gin Kappler-Peeler, Travis T. Stanford, Tripp Rice, Spencer Harvey, Gary Ivnn, David Valerius, Brent Riley, Jennifer Henrikson and Chad Fergason.

1.) **Call to order:** 6:03 P.M.

2.) **Meeting Minutes:** Motion for approval of minutes from the July 28th, 2022, regular Planning and Zoning Commission meeting; **Bill Burney** motioned first to approve, and it was seconded by **Don Jones**, minutes were unanimously approved.

3.) **DISCUSSION OF UPCOMING SPECIFIC USE PERMIT:** **Margaret Rohde** indicated that there were no action items on the agenda but noted that there were several residents in the audience and before she heard their concerns, she wanted to hear from the Spring Branch team and wanted to discuss where they were at in the process and wanted to discuss the timeline and also wanted to know from staff where they were in the permitting process.

Jennifer Henrikson indicated that they were coming back in October 27. **Aaron Croley** indicated that were still working on the drainage plans. **Cary Moran** indicated that some issues came up regarding the tree's replacement inches. That Spring Branch ISD would be short 35 to 37 trees. The school would have to have a total of 175 required trees on the property to meet the City Ordinance. **Jennifer Henrikson** indicated that there were a lot of issues with the placement of the trees and there were some concerns regarding the utilities in and around that areas where trees could be possibly planted. **Margaret Rohde** indicated that they had never approved a specific use permit that did not meet the current tree ordinance. She did add that the Planning and Zoning Commission does have flexibility to make other arrangements when it comes to the SUP request.

Chad Fergason who is with the Dads Club had some concerns with the play fields areas and as it relates to the Soccer fields and play equipment. He would like to preserve the two soccer fields.

Jennifer Henrikson stated that there were several issues in reworking the play fields and that they would have to relocate existing underground piping utilities and it would be very difficult. She also mentioned the impervious coverage challenge and that additional trees would have to be removed.

The Planning and Zoning Commission were standing around the proposed site plan discussing options of making changes to the existing play fields.

David Olson indicated that they would work with Spring Branch as it relates to proposed site plan changes since some of these new changes and adjustment would take a little more time to figure out.

Margaret Rohde asked that they provide another site plan and work with the residents.

4.) **DISCUSSION OF SPECIFIC USE PERMIT:** **David Olson** discussed that because of the level of information that goes into the specific use permits and the ordinances that they would allow for some additional changes and modifications, if it didn't impact the adjacent neighbors in any way. He indicated that they would come up with a process at the staff level and incorporate some procedural language to allow for some modifications to the specific use permit. But he mentioned that anything that would have any significant impact would go back to the Planning and Zoning Commission for approval. **David Olson** added that it would be specific language that would be added within the specific use permit. **Margaret Rodhe** indicated that she would prefer that there be an ordinance with specific language to that affect. She believes it does need to be formally.

5.) **DISCUSSION ITEMS TO BE DISCUSSED BY THE PLANNING AND ZONING COMMISSION:**

Impervious Coverage: **David Olson** stated that the impervious coverage was discussed at city council, and it was suggested that Planning and Zoning look at impervious coverage. **Henry Kollenberg** talked about impervious coverage and mentioned that the whole idea was for flood prevention. So, that the water could properly drain from the property. **David Olson** indicated that maybe there might be a solution when it comes to artificial turf that maybe the engineers can come up with a percentage to calculate the runoff. **Bill Burney** stated that more people are using it and the houses are getting bigger and bigger. **David Olson** indicated that people want to replace their driveways and they want to use a different type of material other than concrete which would allow for more absorption, and it wouldn't be so much concrete. He indicated that everything is calculated into coverage and mentioned that they need to look at making some changes to the different types of impervious materials and to see if the Commission want to make and adjustment or changes to the different material types.

Signs: **Brian Thompson** wanted to see about making changes to the current sign ordinance and the builder signage for construction sites as it relates to the cities current sign ordinance. **Don Jones** indicated that he likes the sign ordinance as it is but doesn't mind making changes to the building signage. **Henry Kollenberg** mentioned that what the city has now, it has a phone number so, people do call. The city has tried hard to limit the commercial signs advertisement. Most other signs what a logo, a photo and have lot more information on them. **David Olson** suggested to the Commission to just focus on the commercial signage and come with some regulations. **David Olson** passed out some red line changes so that the Commission could look at the current cities sign ordinances and see if it makes since and if they would like to make any changes.

6.) **Adjournment:** Motion to adjourn at 8:00 P.M. Motion made first by Don Jones and seconded by Dana Gompers. Motion to adjourn approved.

Date Approved on October 27, 2022
Chair of Meeting Margaret Rohde

X. Margaret Rohde
(Required Signature)

Official File Copy