

Village of Salado
Planning & Zoning Commission Regularly scheduled Meeting
Tuesday, May 12, 2009 @ 1:30PM
301 N. Stagecoach Rd.

Members Present: Ronnie Tynes, Jerry Johns, Joe Price, Danney McCort, Gerry Reihsen

Others Present: Dianna Zulauf, John Simcik

Chair Ronnie Tynes called the meeting to order at 1:30PM. A quorum was present.

1. Conditional Use Permit Request at 403 Thomas Arnold, Animal Boarding Facility

Jennifer Abraham intends to build a 24'x50' building to be used as an animal boarding and grooming facility. A variance to the side yard setback is needed. Ms. Abrahams will get with Village Engineer John Simcik to decide on the placing of buildings so that it meets the Village's ordinances. Ms. Abrahams also requested a C.U.P. The Village's Zoning Ordinance only allows this type of business in Local Retail with a C.U.P. There were no objections to this use submitted by the public.

Motion was made by Jerry Johns to table both requests pending a site plan for setback purposes and an approval from the Bell County Health Department on the adequacy of the current septic system.

2. Concept Plan of a Replat of Lyn Haven Subdivision (Doyle Street)

Mr. Boynton presented a concept plan to re-draw the property lines to create 7 residential lots. This plan does meet the Villages Subdivision Ordinance with the exception of the one proposed road.

Motion was made by Gerry Reihsen to approve the proposed concept plan with the change of making the road 18' wide instead of the requested 12'. Motion was seconded by Danney McCort, motion carried unanimously.

3. A Request for Variance for a Private Drive in the Lynn Haven Subdivision

Mr. Boynton requested permission to make the one road in this subdivision a private drive instead of a public drive as required by the Village's Subdivision Ordinance. The Subdivision Ordinance requires that a Homeowners Association be formed in order to maintain the private drive.

Motion was made by Jerry Johns to approve Mr. Boynton's request to make the road a private drive instead of a public street. Motion was seconded by Gerry Reihsen, motion carried unanimously.

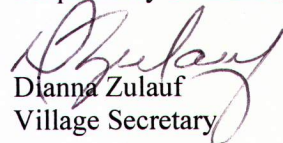
4. A Request for Variance to the Width of a Private Drive in the Lynn Haven Subdivision

Mr. Boynton requested permission to make the one road in this subdivision a 12' road instead of a 28' road as required by the Village's Subdivision Ordinance. Village Engineer John Simcik has spoken with Fire Chief Charles Young. Chief Young has reservations about the safety of a 12' road and recommends an 18' road.

Motion was made by Gerry Reihsen to approve an 18' road. Motion was seconded by Danney McCort, motion carried unanimously.

Meeting adjourned at 2:20PM.

Respectfully submitted,


Dianna Zulauf
Village Secretary