

Village of Salado
Planning & Zoning Commission Special Called Meeting
Tuesday, June 2, 2009 @ 1:30PM
301 N. Stagecoach Rd.

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

Others Present: Dianna Zulauf, Danney McCort, Susan Terry

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

Gerry Reihsen commented that the storage shed the P&Z approved recently for Brazos Collection, a business facing Main Street, has not been finished out as required by the P&Z. The shed was approved with the understanding that the outside would look like the existing primary building. As of today that has not happened. It is a wood building with no brick.

2. *Motion was made by Gerry Reihsen to approve the minutes dated May 12, 2009 as presented. Motion was seconded by Jerry Johns, motion carried unanimously.*

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

Upon the request of the P&Z at the last meeting, Ms. Abrahams(Houser) presented a site plan of the lot indicating where the buildings will be located and the distance between the buildings and the lot lines. All setback requirements are met with this site plan. At the last meeting the P&Z also asked for proof from the Bell County Health Department that the current septic system is adequate for the new addition to the building. The Health Department will not sign off on the project because the lateral lines cross over into the neighboring property. The property owners, Mr. & Mrs. Houser, also own that property. The Houser's will have the two piece of property replatted into one so that the septic system shows to be on one piece of property. The Health Department will then sign off on the project.

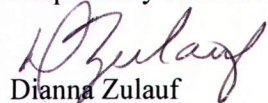
Motion was made by Gerry Reihsen to grant the Conditional Use Permit to operate an animal grooming/kennel at this location pending the Health Department's sign-off on the septic system. Motion was seconded by Jerry Johns, motion carried unanimously.

The P&Z members also asked the requestor to submit an architectural drawing of the buildings when they submit their replat application so the members can see what the buildings will look like.

There were no objections to this use submitted to the Village by neighboring property owners or citizens.

Meeting adjourned at 1:45PM.

Respectfully submitted,



Dianna Zulauf
Village Secretary