

**CITY OF SHELLEY
PLANNING AND ZONING MEETING
MINUTES**

November 15, 2022

PRESENT: P&Z Chairman: Shane Wootan
P & Z Members: Brad Miller, Kurt Edwards, Devan Dye, Arylin Hendrix, Paul Voelker
Absent Members: n/a
Dep. City Clerk: Lisa Ybarra

Shane called the meeting to order at 7:30 p.m.

Mathew Puckett presented a Variance application for the land he purchased on 230 N Byron. Mathew requested to go from the required 30' to a 15' driveway. The 15' property for driveway usage would be sold to Mathew by his neighbor. Mathew mentioned he had talked to Randy Adams, the Fire Marshall, while in Sandy's office. It was mentioned by Randy Adams that the 15' may work. However, Jordan Johnson mentioned that he spoke to the Fire Marshall later in the day and it was mentioned that per fire code, the driveway has to be 20' minimum. Mathew then asked how he could go about getting an easement from the city. Shane mentioned that the Variance in question didn't ask for the easement and therefore would need to be redone. Mathew asked whom he would need to meet with about the sizes of the driveway and to get information on how he could do a home on the land he bought. Shane tabled until next month.

A public hearing for the proposed Preliminary Plat for Kimberly Pines Subdivision was taken place. Shane asked if all the issues were taken care of. This is a preliminary plat, which once it moves forward, they will have time to correct any issues. Jordan commented that he was comfortable with the Preliminary Plat. Devan asked if the existing home was going to be changed. It was mentioned that the existing home was not going to change. Shane closed the public hearing. All P & Z members reviewed the comments and Shane mentioned that the issues would be corrected or could be changed. Again, this was the Preliminary Plat. Jordan mentioned that there would be changes that would take place throughout the process.

No Public Comment.

Favor: None

Neutral: None

Against: None

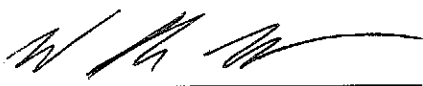
Paul motioned to approve the Proposed Preliminary Plat for Kimberly Pines Subdivision. Arlyn seconded. Motion carries. Approved unanimously.


An amendment was asked to be done with the prior P&Z Minutes that were presented at the P&Z Meeting on October 18, 2022. Shane moved to change the date for the prior P&Z Minutes from September 20, 2022, to August 16, 2022. Arlyn seconded. Motion carries. Approved unanimously.

Shane wanted to make a comment before moving on to the last item on the agenda. Shane asked if any of the members read the Comprehension Plan. Paul, Kurt, and Shane had read the plan. Shane did mention that the comprehension plan needed some updating. Paul mentioned that we are an Ag Community and should we be changing and rezoning Ag to Commercial? He also gave an example on page 3; Fox Crossing goes against the Comprehension Plan and the set goals. The set goals are changing to what is needed. Devan was absent previous meeting and he was let know that it was suggested to read the Comprehension Plan. Shane had mentioned that he may go to the Council meeting to let them know where they are going with the Comprehension Plan. Some things are going to come up and there needs to be a plan to be prepared for things that may come up. Shane asked the members to read to at least Chapter 4 for the next meeting.

Approval of the minutes for October 18, 2022. Kurt motioned to approve the minutes as written. Devan seconded. Approved unanimously.

The meeting was adjourned at 8:00 p.m.

APPROVE:  _____

ATTEST:  _____