



PLANNING & ZONING COMMISSION
Tuesday, September 26, 2023, 6:00 PM
EVENT CENTER 60 MORGAN'S POINT BOULEVARD

Call to Order

Chairperson Cooley called the meeting to order at 6:00 PM.

PRESENT

Ken Hobbs
Nathan Kruetter
Rebecca Cooley
Thomas Westmoreland
Justin Strawn
Louis Guillaud

Announcements and Citizens Comments

There were no announcements or public comments.

Presentations

N//A

1. Approval of Minutes

- a. Discuss and Consider - Approval of July 25 Minutes

Approved P & Z Minutes from July 25, 2023, Meeting

Motion made by Hobbs, Seconded by Guillaud.

Voting Yea: Kruetter, Westmoreland, Strawn

Passed

2. Regular Agenda

- a. Discuss and Consider - Reappointment of Ken Hobbs

Motion made by Guillaud, Seconded by Kruetter.

Voting Yea: Hobbs, Westmoreland, Strawn

Passed

- b. Discuss and Consider - Fee Schedule for Abatement Properties

Jay Montgomery, Code Enforcement Officer, submitted an example on abatement properties from a different city.

Chairperson Cooley briefly described what is considered property abatement and gave examples. MPR does not currently have a fee schedule. She then went over the options that could be implemented if a property owner does not or cannot comply.

Further variables would have to be researched as to how to help a person comply if they cannot afford fees, citations, or to hire someone to prevent a lien being placed on properties.

Guillaud expressed concerns about adding stress, pain or suffering to the property owner that maybe financially struggling. Guillaud also shared his views on how the council has responded to previous requests from P & Z and would not want the same for this topic.

Commission further discussed what guidelines and perimeters need to be set for properties to be considered abatement properties and perimeters to decide when and how a property owner may need assistance.

Kruetter offered information from his experience on how to give assistance to those who may need it as another option to look into.

Decision was made to gather more information on abatements and fees. Check into insurance coverage and equipment needed. Also get information on having a volunteer committee and how to make sure they are suitable volunteers.

Topic of Abatement Properties will be revisited during next month's P & Z meeting.

c. Discuss and Consider - Scheduling P&Z and Council Joint Workshop

Dates options were given for joint workshop: Oct 17, 2023 and Oct 19, 2023.

Committee went over what they would like to talk about during this joint workshop; the priorities, goals and outcomes they want to work towards.

Hobbs referenced that getting the Comprehensive Plan completed would be helpful to both groups. Also getting updates on the roads and ground storage water tank. Another subject mentioned what the review of city ordinances.

Hobbs thanked council member Allyn for attending this meeting and would like more members to come. He also stated that having the meetings video recorded would be helpful to council and residents.

Kruetter spoke about ordinances being a topic he would like discussed during the workshop. He also would like signage discussed.

Guillaud suggested how the project of reviewing ordinances could be managed and get the city's input on the priority of the ordinances. Guillaud also has concerns about ADA requirements being implemented into the city.

Westmorland also requested Comprehensive Plan completion and ordinance review.

d. Discuss and Consider - Noise Ordinance

Discussion about the noise level being measurable and how and when to measure the decibels of noise.

The committee agreed that when revising the noise ordinance some key points to focus on are: what is used to measure, how to measure, how to enforce, the wording is critical and to obtain examples of noise ordinances from the CTCOG and/or other cities.

Jay Montgomery and Chief Schuetze will be asked for a number of noise complaint calls.

3. MPR Master Plan Update

Cary Erskine gave an update on Comprehensive Plan - He discussed the timeline and will forward email with more details to Cooley.

4. Items for Future Agendas

5. P & Z Commission Updates & Comments

6. City Manager Updates & Comments

Nelson advised the committee to look at the city ordinances to find out how often they should be reviewed and what are P&Z requirements and limitations.

Erskine updated the committee on the morale and flow of City Hall since the administration changes occurred.

7. Adjournment

Motion made by Kruetter, Seconded by Westmoreland.

Voting Yea: Hobbs, Strawn, Guillaud

Passed

Chairperson, Rebecca Cooley, adjourned the meeting at 19:06 (7:06 PM).

I certify that a copy of the 9-26-2023 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 9-22-2023 at 4:00PM and remained posted continuously for at least 72 hours succeeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254 742-3206 for further information

Rebecca Cooley, Chairperson
City of Morgans Point Resort

Attest:

Camille Bowser, City Secretary
City of Morgans Point Resort