

Planning and Zoning Commission Minutes
City Council Chambers Northside of City Hall
360 Rio Communities Blvd.
October 15, 2020

This meeting was streamed on Facebook Live
<https://www.facebook.com/riocommunities>

Call to Order

- Chairman Thomas Scroggins called to order the Planning and Zoning Commission meeting at 6:36 p.m.

Pledge of Allegiance

- John Thompson led the Pledge of Allegiance.

Roll Call

- Present- Chairman Tom Scroggins, Vice-Chairman John Thompson, Secretary L. E. Rubin, Scott Adair, Lawrence Gordon, Dennis Kintzler
- Present- Deputy Clerk Amy Lopez and Code Enforcer Gordon Reeves

Approval of Agenda

- Tom Scroggins made the motion to amend the agenda for October 15, 2020. The motion was second by Scott Adair. Vote: Chairman Thomas Scroggins - yes; Vice-Chairman John Thompson; Secretary L. E. Rubin - yes; Scott Adair - yes; Dennis Kintzler - yes; Lawrence Gordon - yes. With a 6-0 vote the agenda for the Planning and Zoning meeting on October 15, 2020 was approved.

Approval of Meeting Minutes from October 1, 2020

- Tom Scroggins made the motion to approve the Meeting Minutes for October 1, 2020. The motion was seconded by Scott Adair. Meeting Minutes for the joint meeting with City Council on for October 1, 2020 were signed. Vote: Chairman Thomas Scroggins - yes; Vice-Chairman John Thompson; Secretary L. E. Rubin - yes; Scott Adair - yes; Dennis Kintzler - yes; Lawrence Gordon - yes. With a 6-0 vote the agenda for the Planning and Zoning meeting was approved.

General Commission Discussion

- Deputy Sandoval began a discussion about the ATV problem in Rio Communities and suggested the City put up signs about riding in the streets and unauthorized areas and explained talking to the riders and some parents seems to have helped.
- John Thompson asked where the signs should go up and began a discussion.
- Code Enforcer Reeves gave the commission an ordinance passed by Council to help Deputy Sandoval handle the problem and began a discussion.
- Dennis Kintzler asked if the problem was with young people or adults and began a discussion.
- John Thompson asked what the main concerns were with the ATVs.
- Deputy Sandoval explained it was noise, dust, and safety.
- John Thompson asked if we could turn this negative into a positive by creating a dirt track and began a discussion.
- Gordon Reeves stated he would be working with Deputy Sandoval on where to place the signs and explained what the signs would say and continued the discussion.

- John Thompson passed out a handout on the commission report he wrote and discussed the attorney has the addendum for sub-standard structure and the animal ordinance and began a discussion.
- Dennis Kintzler asked if we should be following the County's animal control laws.
- Scott Adair said that they wouldn't necessarily apply to us as a City, what he has read about other cities is animals are limited to lots size and animal weight, a llama versus a bull, and limit exotic animals.
- Tom Scroggins said the point of the report to the Council is getting help and feedback and began a discussion.
- John Thompson said that Code Enforcer Reeves was able to handle one of the animal situations by simply educating the person and began a discussion.
- Tom Scroggins said that P&Z should try to put the report on the second agenda of the month to be ready for the Council meeting and began a discussion.
- Tom Scroggins said he received a call from Vince Roselli who put up an accessory building and talked with Gordon, but he did not have a building permit and was not sure if the commission would need to do anything.
- Code Enforcer Reeves said the structure is all metal so combustion is not an issue as long as they are within three feet, but the commission needs to approve how far it is setting to the building because it does not fall within the 10 foot range and began a discussion.
- L. E. Rubin asked how large it was.
- Code Enforcer Reeves said it is over 700 square feet and has the permit ready to be taken to CID, and he explained to the owner what the process is, and it is being taken care of.
- Code Enforcer Reeves said the only thing that might be a problem is storage of combustibles and began a discussion.
- Tom Scroggins said if any stipulations needed to be added to the permit it will be added to the agenda for next meeting.
- Lawrence Gordon asked what would be discussed at the joint meeting.
- John Thompson said the ATV signs would be discussed and the neighborhood plan.
- Lawrence Gordon asked about the hole on Chamartin and began a discussion.
- John Thompson said we will ask Council with ATV signs, neighborhood plan, the hole on Chamartin, and animal welfare.
- Lawrence Gordon asked about streetlights.
- Code Enforcer Reeves explained the cost and maintenance of the poles and lights and switching them to LED is the cleanest and easiest way they could fixed and continued the discussion.

Public Comment

- No comments were made.

Neighborhoods ID Plan - Discussion

- John Thompson said that City Council expressed interest in this and would like to do something with it, he is going to get a large map made of the city and began explaining the breakdown of the areas.
- John Thompson began a discussion of neighborhood names.
- John Thompson said the next topic is why we would want to break the City down into neighborhoods: Cleanup projects, parks, blending new builds into existing neighborhoods, newsletters targeting specific neighborhoods, holiday/landscaping contests, trails and walkways, to help identify projects such as drainage, roads, lighting, sidewalks, and create neighborhood pride and began a discussion.

- John Thompson said we can present this to Council on the joint meeting.
- Deputy Clerk Lopez mentioned the next meetings might be virtual due to new health order from governor.
- John Thompson asked what would make the neighborhood plan better and began a discussion.

Accessory Buildings – Discussion

- Code Enforcer Reeves said accessory building was a topic regarding the accessory building permit that would need approval, the new owner has not closed yet to take care of the permit and it can be revisited once the owner has closed.

Adjourn

- L. E. Rubin motioned to adjourn and carry the neighborhood plan to the next agenda. Scott Adair second the motion and the meeting adjourned at 8:05 p.m. with a 6-0 vote.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk

Date: _____

Approved:

Thomas Scroggins, Chairman

John Thompson, Vice-Chairman

L. E. Rubin, Secretary

Scott Adair

Lawrence Gordon

Dennis Kintzler