

CITY OF SANTA FE
PLANNING & ZONING COMMISSION
JUNE 7, 2011
CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TEXAS

MINUTES

A. Regular Business

1. Call to Order:

The Planning & Zoning Commission meeting was called to order at 7:05 p.m., by Daniel Kitchener.

2. Roll Call:

Present: Gary Smith, Daniel Kitchener, Charlie Coleman, Ronnie Willoughby, Judith Koleng, Community Services Director Diana Steelquist, Community Services Administrative Assistant Stacey Baker. Absent: Winnie Corsaro, Dorothy Bello

3. Invocation and Pledge of Allegiance:

The Invocation and Pledge of Allegiance was led by Mr. Smith.

4. Approval of the minutes of the Planning & Zoning Meeting of February 1, 2011.

A motion to approve the minutes was made by Mr. Smith and seconded by Mrs. Koleng. The motion was approved unanimously.

5. Discussion with Maureen Hertenburger regarding possible zoning designations for property located off of Ave N and 24th Street.

Diana Steelquist advised that Maureen Hertenburger was not present at the meeting. She stated that Mrs. Hertenburger was inquiring about possible rezoning an area located off of Ave N and 24th St. to possibly build a duplex. After a brief discussion with all members present it was determined that Mrs. Hertenburger did not provide enough information needed to discuss this issue and she needed to be present do discuss the matter and to provide more information regarding the rezoning. There was no action or further discussion.

6. Discussion and possible action regarding revisions to sign regulations in the Zoning Ordinance.

There was a brief discussion between the commission and Ms. Steelquist concerning updating the sign regulations, requirements, and how signs appeal to the public. Mr. Kitchener expressed his concern regarding freedom of speech and how different people's opinions are concerning art versus graffiti. The commission agreed with Mr. Kitchener that the way a sign looks is up to the individual and a business owner should be able to have a sign the way he likes it to be as long as the requirements and regulations are met and the sign is not hazardous to the surrounding area. People should be allowed to

advertise in a manner they see fit. The amount of signs should not be regulated as long as they are on the property of the business.

Ms. Steelquist advised that the sign ordinance for political signs needed to be updated and a timeframe for political signs needed to be updated for signs that are visible to the public and placed on properties before and after an election. Several political signs are exposed early when elections occur and are being picked up long after elections or not being picked up at all. The commission agreed. Ms. Steelquist advised she will discuss the matter with the City Council.

7. **Discussion and possible action regarding revisions to Special Use Regulations for Group Homes.**

Ms. Steelquist advised the members that there is a great need to increase the limit of people an assisted living facility can hold at a time. Our current limit is 6 and needs to be increased for the assisted living, not group homes. She explained the state has different types of assisted living groups, the number of people per type of home was higher, and compared the costs of assisted living facilities to retirement homes. There was a significant difference in the costs between the two and the need for assisted living facilities in our area has increased. There have been several inquiries about the homes in the last few months. After a brief discussion it was agreed that the limit should be increased to 8 as suggested by Ms. Steelquist and further information was requested by the commission regarding state rules, regulations, and restrictions that can be placed on the assisted living facility. Ms. Steelquist advised she will meet with the City Attorney concerning the matter and will provide additional information as needed at the next meeting.

8. **Adjournment**

The meeting adjourned at 7:45.

Winnie Corsaro, Chairperson

Diana Steelquist
Community Services Director