

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 24, 2020

CALL TO ORDER: Chair Antonio Prete called the meeting to order at 6:30 P.M. with the following members present: Jason Tatum, Ronnie Creppon, Brian Lundgren, Dorothy McCarther, and David Lanford. Staff present were David Harrell, Development Services Director; and Melissa Lipiec, Planning Technician/Secretary. Gilbert Rangel was absent.

PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS: No members of the public spoke on this item.

CONSENT AGENDA

1. Consider approval of the following Minutes:
 - A. January 27, 2020 Regular Meeting.

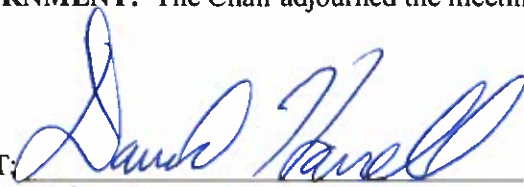
On a motion by David Lanford, seconded by Ronnie Creppon; the minutes were approved with a vote of six (6) for and zero (0) against.

NEW BUSINESS

1. Project #202000016: A rezoning from R-1 Single Family District to R-2 Single Family & Garage Apartment Dwelling District for a lot located at 1130 N. Main St. (known by Bastrop County Appraisal District as Parcel R12040).
 - A. Staff Presentation – David Harrell read his staff report into the record.
 - B. Applicant Presentation – Judy Matetzschk Campbell addressed the Commission regarding her request. She stated that she would like to use the accessory dwelling as a rental property.
 - C. Open Public Hearing – The public hearing was opened at 6:39 P.M., no members of the public spoke at the hearing.
 - D. Close Public Hearing – The public hearing was closed at 6:39 P.M.
 - E. Discussion – David Lanford had a question about the side setback for the garage apartment. David Harrell responded that detached accessory buildings are allowed a five (5) foot side setback. There was a brief discussion about why a variance could not be granted instead of a zoning change.
 - F. Recommendation – On a motion by David Lanford, seconded by Jason Tatum, this item was recommended for approval by a vote of five (5) for and one (1) against.

ANNOUNCEMENTS: David Harrell announced that there will be a Concept Plan on next month's agenda.

ADJOURNMENT: The Chair adjourned the meeting at 6:53 P.M.

ATTEST: 
Melissa Lipiec, Secretary, ACTING


Antonio Prete, Chair

On a motion by ~~Brian~~ Brian Lundgren, seconded by Ronnie Creppon

the foregoing instrument was passed and approved this 24th day of FEB., 2020.