

**PLANNING AND ZONING COMMISSON  
REGULAR MEETING MINUTES  
TUESDAY, JANUARY 3, 2023**

**Commissioners Present:**

Jamie Wilson . . . . . Chairman  
Michael Hennigan. . . . . Vice Chairman  
George Mortimer. . . . . Commissioner  
Robert Vigil..... Commissioner  
Tiffany Bell..... Commissioner  
Becky Westmoreland ..... Commissioner

**Commissioners Absent:**

Daryl Cowart..... Commissioner

**City Council Members Present:**

Larry Spears, Jr.  
Brad Childs  
Caroline Hennigan  
Mary McKenna  
David Bailey

**City Council Members Absent:**

Terrie Salter  
Paul Burch

**Staff Present:**

Kelvin Knauft, Director of Planning & Community Development  
Amanda Strong, Planning Clerk  
Mike Kunst, City Manager  
Jay Trahan, Assistant City Manager & Director of EDC  
Patricia Anderson, City Secretary  
Jennifer Pool, Deputy City Secretary  
Sgt. Chris Arnold

Chairman Wilson called the Planning & Zoning meeting to order at 5:32 p.m.

**CITIZEN COMMENTS**

None

**PLANNING & ZONING COMMISSION DISCUSSION/ACTION ITEMS**

- a. **Case No. 23:01.** Consider a recommendation to the City Council on a replat submitted by NJG Investments, inc. for Houseman Acres subdivision Lot 40 and part of Lot 41 into Houseman Acres subdivision Lot 41A, Lot 41B and Lot 41C out of James Dyson League, Abstract 8, Orange County, Texas and being located in the extraterritorial jurisdiction of the City of Orange.

Mr. Knauf stated yes, this is a replat submitted located in the extraterritorial jurisdiction, so there is no zoning on this property. It meets all the subdivisional requirements, except that they have not paid the subdivision fee that is due to the city. That is the only outstanding ordinance issue, there are some other things they need to do also, there are some other fees for the County Clerk, but those are not ordinance requirements. Our recommendation is that you conditionally approve it if they come into compliance with all the city ordinances.

Chairman Wilson asked for any discussion. None was made.

Vice Chairman Hennigan motioned to recommend conditional approval  
Commissioner Bell 2<sup>nd</sup>

**Vote: 6-0**

**Motion Carries**

- b. Case No. 23:02.** Consider a recommendation to the City Council on a replat submitted by Chasse Planning and Development, LLC for Manshack Place subdivision Tracts 1A and 1B into Tract 1C Manshack Place subdivision out of the Richard Ballew League, Abstract Number 2, Orange County, Texas and being located in the extraterritorial jurisdiction of the City of Orange.

Mr. Knauf stated this is a property that at one point in the past was like this, then they subdivided it. Now they want to recombine the lots into a new lot. This is located in the ETJ on North Highway 87, so there is no zoning on this property either. They came in today and paid their fees and other requirements, so they are in compliance with all the subdivision ordinances as of now.

Vice Chairman Hennigan motioned to recommend approval  
Commissioner Bell 2<sup>nd</sup>

**Vote: 6-0**

**Motion Carries**

- c. Discuss development projects affecting the City of Orange**

Chairman Wilson stated, so we discussed development projects effecting the City of Orange.

Mr. Knauf stated, yeah there has been a lot of activity going on here in the city, a lot of development activity. We just want to take a few minutes and make this an interactive type discussion, not just a lecture by me. Ideas where we get into what is going on, and/or about what some of the implications are. Certainly, the big gorilla in the room is the Golden Triangle Polymers at the Chevron Phillips plant located on Highway 87. Certainly, that is a multibillion dollar project with thousands of construction workers and hundreds of permanent employees, it's going to have an impact on the city. It is what those exact impacts are, we are not really sure right now until we actually see them, but we know that it is going to impact us. There will be a lot of things, some that will be good things, but there is going to be some inconveniences. I developed a list of some of the things that we can kind of expect during the construction phase of the new plant. One is additional waiting at restaurants, you might be used to getting right into a restaurant, getting seated right away. Well, with a lot more people in the area, it is likely you are going to have to wait in line at restaurants, where you are used to getting right in and getting a table. That is one thing people don't like it, but that is just part of growth. Also, additional traffic, possibly more waiting at traffic lights you may have to wait two or three cycles, instead of just waiting on cycle before you go

through the traffic light. Additional students in schools, as construction workers come in, they are going to have children. Those children are going to have to be enrolled in school, so school districts will probably feel an impact from it. Certainly, there is the potential for additional businesses, both spin off businesses, ones that serve the plant, then other new businesses created. I think it is an exciting opportunity, based on the phone calls I get, the potential is very real that we will be getting additional businesses, additional commercial development, possibly additional industrial development, and most likely residential as well.

Citizen asked is anything off the interstate I-H 10 in our ETJ? Mr. Knauf stated yes, our ETJ extends for two miles from the city limits. Even those little spoke city limits that go out to Womack Road and I-H 10, that is in the ETJ.

Citizen asked the reason I am asking is because there is Stuckey's being built, and that is in our ETJ? Mr. Knauf stated, it is, but remember the only authority we have in the ETJ is subdivision approval. So as long as they leave the property lines as is, they do not have to answer to the City of Orange, and there is no zoning in the ETJ.

Citizen stated we have got more jobs coming in already, they are all coming in for various reasons, it is good but there could also be bad. Mr. Knauf stated yes, and that is what we are talking about, it is not all going to be great, I wish I could tell you that it will all be flowers and gravy and that everybody is going to get rich, not going to happen. There is also going to be potential for increase in property taxes as there is additional demand of land and development of land. There is definitely the potential that people's property values may increase both commercial and residential. One thing is, additional train traffic as trains go in and out of the plant, that is going to be more than what we are experiencing now. You may have to wait a little bit longer or more often at railroad crossings. There will be additional housing demands of all kinds, single family, residential, multifamily, large houses, small houses, I think that we will get a lot of demands. One of the things is rental property, and I am concerned with what rents are going to do. I can see rents going sky high, and where people now that rent their house and are barely putting bread and milk on the table and paying the rent and the utilities at the same time. I am not sure where those people are going to go if their rent's drastically increase, so that is something we may have to really address. What happens to people who are barely making it now? If their land lord really raises the rent, where are they going to go? There will be additional demands for city services, sanitation, there is probably going to be more litter. People coming in, throwing stuff out the car window, we will probably have more litter. More illegal dumping, people coming in, finding a vacant lot, and pushing stuff out on to it. Certainly, public safety, with more vehicles comes more potential for vehicle accidents. Which will mean more police responses, more ambulance responses, more fire department responses, and also people not always behaving themselves.

Vice Chairman Hennigan stated just a quick question relating to public safety, has CP Chem signed any kind of agreement with any of the cities about fire protections? Mr. Knauf stated no. Vice Chairman Hennigan stated not yet. Ok.

Mr. Knauf stated platting and zoning, I am really anticipating more requests for platting and zoning as people are buying and developing land, wanting to subdivide land, or combine land. I really anticipate our work load to really increase, with plats, replats, subdivisions going in, so I think probably planning and zoning commission, council, and staff are going to be much busier than we have been in the past with platting. Also, with zoning, there is going to be people coming in, they don't like the way a particular piece of property is zoned, and they are going to change the zoning. I think it is critical, I think it is very critical, and very vital that we don't just give people zoning because they want it. We need to make our zoning decisions based upon the best interests of the city, does it make sense for that area, what is the impact of the properties around wherever they want to locate

and where they want to rezone. I think we have got to look at a higher level, and not just try to satisfy, and have rezoning just because they ask for it. I do not think that is any way to govern a city, I don't think that is any way to lead a city, I don't think that prepares us well for the future, so we are going to have to stay strong on some things. People are going to want to come in, make that quick buck, get it rezoned, build up whatever, then once the construction is done, we are back to the post construction phase. They may be out of here; they have made their money and they are gone. Those are things that we have to be very careful of, people who come in and make that quick buck, want the city to bend over backwards so that they can make their quick buck, then once the construction is gone, they are gone. That happens, I have been in rapidly growing cities before and we experienced that, so we have to be very diligent I think, and make sure what we do is for the better of Orange. That it is an asset and not a liability, not a short term gate, that it is a long term gate, and we need to be looking long term. What is it that we want Orange to look like over the next twenty, thirty, forty, fifty years? Also, with the parks and recreation, with more children, more people, more people being active, there is going to be more people participating in parks and recreation with the new recreation center, with parks, and people may want some activities that we don't currently do. They may be coming to the city and saying well, where I used to live we used to have this. People that are really used to a highly active community, and highly active recreational community that has a lot of recreation amenities, so don't be surprised if we don't get people like that. Certainly, there is additional environmental concerns, people saying well that is a big plant, how much drainage is it going to produce, more air pollution, that used to be a nice dark vacant field, now it is all lit up and shining in my bedroom window. There will be complaints about that, when I was assistant city manager for Grapevine, that is home to VFW airport, we had people that would move in, and they would complain about airport noise. You moved next to the second largest airport in the world, and you are complaining about airport noise. The realtor told me that we would never hear anything, yeah right. There is going to be additional money coming into the community, and that money is going to circulate throughout the community. So, I think some people are going to do very well, I think there is certainly potential that people who have good services, good products, to do very well with all the increase demand. Not just for the plant itself, but with all the spin off, all the tangents, and the people serving the plant, I think there is going to be a lot of money actually coming into the community. We are not going to get every person that works at the plant locating in Orange. If there are 6,000 construction workers, we are not going to get all 6,000 wanting to live in Orange. People will just have different preferences, some prefer more rural environment, some people might like Port Arthur better, they might like Beaumont better, and don't mind the drive. I think we are well positioned to get more money and have some of our businesses do very well. I think restaurants are going to do extremely well, if they can manage the waiting in line, then I think restaurants are going to do very well. Then, there is going to be an additional demand for labor, that is going to put pressure on smaller businesses that employ the same kind of labor as what the plant will employ, for lack of a better term, blue collar laborers. I think there is going to be a demand or pressure on some of our businesses to raise their salaries and/or benefits. I think that applies to the City of Orange as well, that we could lose some people to the plant, so I think we have got to look at that as an employer. The final thing is the potential of land speculators artificially driving up land prices, it could happen. Again, when I was in Grapevine, when Dallas and Fort Worth announced that they were building the airport by Grapevine, everyone said Grapevine is going to explode almost overnight. There is going to be businesses, new residences, new subdivisions, everything going in. Grapevine did not grow for ten years, and that is because the land speculators came in and bought the land at artificially high prices. It became an economic disadvantage to try to develop it because of the land prices we so high, so the businesses couldn't come in and buy the land for a reasonable fee and build the business. Finally, after ten years the economics changed and Dallas and Fort Worth grew in that direction and started developing. That instant explosion didn't happen, and it was all due to land speculators. It can happen, I don't think it is going to happen here, but it could. Chairman Wilson stated it is something we need to be aware of for sure. Mr. Knauf stated absolutely.

Mayor Spears stated the biggest problem that I was seeing is that I know that anywhere near there we don't have a whole lot of land available. With the prices on these houses will probably go through the roof like it has before for no reason, then before you know it people are paying double for a house that is not great. The biggest thing I encourage us to continue to do is that every time we have a physical budget year, ensure that we let people know that we are dropping your tax rate, this is where we are. Whether or not your house appraises for whatever, that is not on us. I was attacked by several realtors that wanted me voted out, vote me out, the next person is still going to vote for this tax rate, so continue to share that information. Mr. Knauf stated right, yes.

Citizen stated Houses that are in that new addition, the starting price of those homes is \$300,000, I don't see how people are going to pay a 2,000 dollar a month house note. I am being conservative at that; I would like to know what they do moonlighting. Vice Chairman Hennigan stated that it is realistic with the prices of materials as Brad well knows, the price of materials and labor just to build a home now. The price of materials Brad what has doubled or tripled?

Mayor Spears stated that it does not make sense with the industry operating around people who are making over \$200,000 a year, it is outrageous. Seriously, I don't like being at work that much, I love my wife and kids but, there are people who make \$200,000 a year with no problem. Mr. Knauf stated we are going to experience effects from the plant and from associated growth with the plant. One of the things will be trying to decide what do we want to keep and what do we want to change. There are some things worth preserving that we want to keep and passing ordinances to preserve those. There are other things we may want to change, we may say hey, here is a better idea, here is where we really want Orange to be, and here is the quality of life that we want in Orange. Vice Chairman Hennigan stated exactly, we are in a miraculous position right now in the City of Orange to make some great changes and do what we would like to see in the future of the city. We need to pay particular attention to what we approve, what we don't approve, how we go forward, and the type of things we would like to see. Not just look at it, hey this is great let's go ahead and approve, and get it done. What is that going to do for the future, that is the kind of thing we need to look for.

Citizen stated you have got to start looking five, ten years down the road, yall's committee, this council, whoever is sitting here is going to be busy for quite a few years I believe. Vice Chairman Hennigan stated we are ready, that is what we signed up for. Citizen stated it is.

Mr. Knauf asked does any have any other conversation about that, any other comments? Chairman Wilson stated thank you. Mayor spears stated no I think that was excellent, thank you.

Mr. Knauf stated another giant gorilla in the room is the levee system, and I have got a map over here it might be easier for people to see. They have not decided on the exact location of the levee yet, they are still looking at alternatives and evaluating impacts. Certainly, if this is constructive is going to affect the east side of town. A lot of the property there is vacant, the city has the riverfront pavilion, we have riverside pavilion, we have got businesses, we have got Lamar State College, and it is going to affect them. Some of the development, one of the things we are going to have to think about as the planning and zoning commission, city council, and staff, is what is the impact along the area right in here, right around the bend, I think it is going to have some dramatic affects. That is very little undeveloped property, it is developed, if they build a twenty four foot concrete wall, the wall itself is twenty four feet tall, it is going to take up some room there. Then what is it going to do to the property values? Especially some of the commercial, industrial might not be hurt by that, but the commercial in

this area, the one we call the old town center area, it is going to impact it; it really is. One of the things we are going to have to think about is, how do we redevelop that area, it may not be commercial, it may have to go industrial, because that is the only thing that is willing to locate there next to this levee. There are some real challenges with trying to fit this levee into existing development, there are some significant challenges in trying to do that. I suppose whether the levee is a good thing or a bad thing, if it benefits you it is a good thing, if you don't see a benefit from it then people may not be enthused about it. Certainly, we have had our share of storms, we have had our share of damage from storms and from storm surge. We have got to protect Orange, we have to go protect properties, and we have got to preserve the community. Again, it is going to have an impact, at this point I think it is going to have an impact along this whole east side here right along Simmons Drive, as far as property values and development potential. Part of this is the Historic District. So, what is the impact on that? It is something we are going to have to look at, study, make recommendations and ideas too. I think it is something we need to be cognizant about, that area of town is going to feel the impact of the levee.

Citizen stated at least they are negotiating a little bit. Whereas when it first started, it was my way or the highway, there is some hope there. Mr. Knauf stated they have got a real challenge of trying to fit that levee into that system. There is so much development, we will see what all kinds of challenges that we have, both planning challenges, legal challenges, financial challenges, I think it is something that we are going to have to deal with.

Vice Chairman Hennigan stated Galveston dealt with the same thing when they built the Sea Wall, so we have just got to plan ahead, decide what you are going to do, and how you are going to get there.

Mr. Knauf stated then the last thing that I have got, and again we want to make this an open discussion and open dialog, not just staff up here lecturing. It is just the economic development projects that we have got going on or have done here over the past seven or eight years or so, we have got a lot of activity going on, and it is not in just one area, and that is very positive. We have got stuff going on in the north part of town, middle part of town, south part of town, west side of town, subdivisions, commercial, and we have got it all. We have got single family, we have got multifamily, we have got commercial, we have got industrial that is going on, and that is a good thing to have. When you have got all those sectors, and you have got all those different types of development, that is very positive. Because that shows that we have a strong economy, and that we are not putting our eggs into one basket, that if that particular sector goes into a depression. Then it does not affect us as much, we have got a buffer from the other sectors that will help. I really think based upon phone calls I have gotten and just looking at what is happening, I really anticipate getting a lot more activity along IH-10, I really do. Because there is vacant land there, utilities that we extend there, it is very valuable land, it is high visibility, on a major interstate, and I think we are going to get more and more inquiries and requests for development along IH-10, then also along Highway 62 as well. I think we are going to get more requests for annexation along Highway 62, both north and south, just because that property is going to become so developable. People are going to want to be annexed into the city, they are going to want these services, they are going to want our services, they are going to want all the amenities of the city. So, I think in terms of spreading out the community, I think we are looking to spread north and south on Highway 62, it is really probably the best opportunity and best area where that may occur. I think the infill, the development of vacant lots along IH-10, especially up to the Medical Center, I think is going to be a great anchor, that is going to attract even more development along IH-10. There is going to be some exciting stuff, at least some conversations, there is going to be some exciting stuff coming.

Mayor Spears stated I would definitely like to get a copy of this, because I think one of the things that I am thankful that you are presenting this to us. I really do feel that since I have taken over as mayor, I have been blessed to work alongside council members that have followed what I feel like the lord has shown me as being humble. If you have ever noticed you don't see any of us going around saying we got this, we got this, we got this, and you look at this, and you kind of like we have almost forgotten what all we have helped push through. We, the Planning and Zoning, the EDC, and all these boards, and people say all y'all do is build donuts by us, no we don't. This is the proof that you don't see because in our humility, or trying to let God lead, and do what is right for community. It is kind of like look at all these things that have happened in the last four or five years, it has been so abundant that you almost don't remember them. So, thank you Kelvin for sharing this, because I need this, I am tired of being smoked on Facebook about Donut places I see one donut place out of the thirty things that you have got there. But honestly I think in us trying to be humble and put God first but we have not only forgotten all that we have done, but this is a good reminder saying that we have been blessed, there are good things happening here. Mr. Knauf stated again, the best thing is that it is variety, it is not just one sector.

Mayor Spears stated its motor cycles, wine, one donut, trying to rescue First State Bank, hotels, a new micro hospital, the truck wash, I forgot about The Blue Beacon being brand new, it's not something you use if you do not have an 18-wheeler, but that is development. Thank you Kelvin. Mr. Knauf stated we will get you copies.

Chairman Wilson stated not only does it show the humbleness, but it also just shows that we are moving forward, we are not getting hung up on the negativity. That in spite of what you may think that the heart and feet of Orange are moving forward for what is best for Orange.

Mayor Spears stated that is why I love it, with this map shows that it is the entire city. You cannot look at one spot and say, well nothing has happened on this side, it is everywhere. Chairman Wilson stated right.

Citizen stated it is spread throughout. Mayor Spears stated that the only place that you do not see anything is the part that is residential, well it is not residential, it is the City of Pinehurst, so it is not like it is our fault.

Mr. Knauf stated again I don't see it slowing down, I honestly don't. Because I am getting calls from people all over the country, literally all over the country, it is not just local people, the world has discovered Orange. Mayor Spears stated well, keep being sweet to them Kelvin.

Mr. Knauf stated and one thing that I know Mike has instructed us to do is look at ordinances, policies, and programs, services, and prepare for the future. I think that is something that city staff has taken to heart, and that we are doing is looking to say is this what we really want, is this working. We are working on a brand new subdivision ordinance right now that we will be bringing in the next few months. Our subdivision ordinance was adopted in the mid 90's, and it is out of date. There are some contradictions in it that we are straightening out and then anticipate future things, future demands, and future questions that we will get about subdivision approval.

Vice Chairman Hennigan stated good job, our city staff does a great job on keeping on top of that and updating things that need to be looked at. Some of that stuff get forgotten in other cities, gets antiquated, and then you are working with old rules. Then, you end up in court because you didn't follow this new policy that was put into place, that you didn't change our rules, regulations, and procedures.

City Manager stated we will remind y'all we do have a plan; we have rules and procedures. Like Kelvin mentioned a few minutes ago, when someone does come and say we want a variance or we want to rewrite, or we want this, an acceptable answer is no. Don't build it for this four, five, six year construction period, we have to see what is at the end in ten years. We don't want all this crazy looking city when we get out of this construction period. In ten years, we want to look back and say hey man we are as proud of our city today after ten years as before we started. Again, we don't want to be so inflexible that if there is a good idea that we say oh we can't do it, but we have to just be mindful.

Commissioner Mortimer stated one of the things we may want to think about is looking at the actual zoning that we have throughout the city, workshop form or whatever, and just compare what is going on in the near future. Is there some areas that we have to be flexible in here that we may want to make some changes before hand, we may just want to look at it a little closer, so that we don't get hit. I know since I have been on this board, even before that, very adamant about not spot zoning in any form or fashion. We do not want to do that, but when good opportunities come if we are prepared, once again I always believe that success happen when opportunity and preparedness meet. We need to get to that point first and say, look, this one is a no, no matter what comes toward us, we have to have that ability. We can step up to do that now, it will save us a lot of heart ache in the future.

Chairman Wilson stated that is a good idea, be proactive instead of reactive. Mr. Knauf stated absolutely, because like I have told some of my city councils in the past, either you manage change, or it will manage you. One of those two things is going to happen, so which one do you prefer? Anything else we need to talk about on that topic. Certainly, we are going to be busier, we are going to be busier, we are going to have more issues, we are going to have more things to consider, keep that long term view in mind, where do we ultimately want to be. Vice Chairman Hennigan stated not just for the current construction and what is going on now, but what is it going to look like ten years down the road after the construction is over. Chairman Wilson stated that moves us to next item.

#### **d. Discuss updating the Comprehensive Master Plan**

Mr. Knauf stated ok. One of the things is our Comprehensive Master Plan was adopted in the mid 90's, and then amended a couple years later, it has not been touched since. We do Comprehensive Master Plans a lot different now days, and most Comprehensive Plans are good for twenty to forty years, that is very normal to have a Comprehensive Plan look out that far. Certainly, our Comprehensive Plan needs to be updated, and council this year was gracious enough to budget some money to start the Comprehensive Master Plan upgrade or update process. The Texas General Land Office has come out with competitive bids that they will provide grants to cities to help them with their Comprehensive Master Plan updates, so we are pursuing that grant. The city charter assigns the Planning and Zoning Commission the responsibility to recommend to the City Council that contracting with city planners and other consultants for social services as it may require. That would include consultants to assist with the Comprehensive Master Plan, and we will need consultants, there is just no doubt about that. Also, the charter assigns the Planning and Zoning Commission to recommend to the city council whether or not the Master Plan and Comprehensive Plan should be adopted or amended. Any such recommendation should be made only upon the affirmative vote of a majority of Planning and Zoning Commissioners. You guys actually kick off the update by recommending to the city council that the Comprehensive Master Plan be updated. Once we find out if we get the grant or not we will be able to come back to P&Z and council with a more specific plan of action. Right now, we are not sure what all the grant requirements will be, as far as having this or that included in your plan or whatever, we are trying to find out



more about that. Whether we can meet the grant requirements, are we agreeable with the grant requirements, and then are we getting the grant is one thing. Because it is a competitive process, it is not just apply and get a grant kind of thing, we have to compete with other cities, and we will have a consultant that is helping us with that. But again, the council is very kind to allocate the funds to get it started, because I think council you recognize the need that we need to be looking further down the road at the next twenty, thirty years down the road. I would recommend that this point looking to 2050, looking that far, it is going to be here before you know it.

Councilman Bailey stated I recommend that we print out the current Master Plan for everyone in this room, so that they can see where we come from, and where we are trying to go to. It is a very good reading when you read the Master Plan. Mr. Knauf stated yeah. It is on the website as well. Chairman Wilson stated that it would be a good reference. Mr. Knauf stated yeah we can do that. Anyway, we just wanted to let you know, yes we are working on some funding to update the Comprehensive Master Plan. Again, the current master plan was probably good for the time, but times have changed a lot in terms of how to do Comprehensive Master Planning, and we need to stay up with the times, and project to the future.

Councilman Bailey asked Kelvin is that through the Texas General Land Office? Kelvin stated yes, the Texas General Land Office.

Mayor Spears asked can we have a few documents printed up and left in the front of the office at your building? Mr. Knauf stated I will have to look and see. Mayor Spears stated that way concerned citizens will have a copy, and make sure they have access to it. Mr. Knauf stated I also think that a part of that is going to be educating the community about the importance of the master plan as well. This is our guide to the future, this is our hopes and dreams, as far as to how we want Orange to develop. It is also important to investors, they want to know how does the city see itself developing, what does the city want, what is the city likely to support or oppose. So, it is critical to other elements in the community as far as decisions that are being made.

Citizen stated sometimes I think people sometimes forget there is nothing you can do about yesterday; it is all about tomorrow.

Chairman Wilson stated if there is no more conversation about the Comprehensive Master Plan, then we will move to next item.

**e. Discuss and consider future workshops for the Planning and Zoning Commission**

Mr. Knauf stated if you remember a couple years ago we did a workshop on planning that's p-l-a-n-n-i-n-g, and of course Becky you were not here. Then platting, p-l-a-t-t-i-n-g, what it entails, why we do it, how does it work, also zoning, we did a workshop on that. I am not sure, Tiffany were you on the BOA the time we did the workshops, I think you were, yeah you did not go through the workshops either. Also, if you remember last June we did a workshop on the Open Meetings Act as well. This is just an opportunity, do you feel like there are other workshops we need, are there other workshops that you would like to have, things we need to be thinking about, or what.

Chairman Wilson stated George brought up a good suggestion of taking what we already have and looking at what are zones are, see if we have and see if we have areas that we can be more flexible, should we be

presented with that opportunity. Mr. Knauf stated ok, we can put something together there. Any other workshops?

Mayor Spears stated I think what ever they would like to do is great. What you have done tonight, if we could do this again at a council meeting because this was phenomenal. Thank you, we know what we do. But in times with our jobs, our families, our children, I don't have a list of everything that we have gotten done. To see all this, and to have your suggestions on your Comprehensive Plan from the past, as the budget goes on, yeah I am prepared because we have a lot going on and I think this is wonderful, so thank you Kelvin. Mr. Knauf stated thank you.

Chairman Wilson asked is there any way we can meet and talk about the current Comprehensive Master Plan prior to moving forward to see? As someone who has never looked at what that document is, we don't have to have a sleep over and do it all, I am just saying. If we could sort of even look at it and prioritize where, just to get an idea of where this is going, what the document is, what we want to keep, what we want to change, or what looks really good, or why we are doing certain things. It may just help us make better decisions for things coming in the future. Mr. Knauf stated yeah, we can do that. We will put one together of the current comprehensive plan and at the beginning we can talk about why we do planning, what all does planning involve, how did planning come to be, but the vast majority be on The Comprehensive Master Plan.

Chairman Wilson asked the commission do you have any needs? Did you do planning, platting, and zoning with us? Mr. Knauf stated no, Tiffany didn't. Chairman Wilson stated we can redo those if you want, it is interesting to find out the difference between planning, platting, zoning, also, what we can and can't do. Maybe we could do a review, a recap, I think it might be beneficial for some of us.

Commissioner Mortimer asked isn't there is a requirement on the Open Meetings Act? Isn't there a requirement with the Open Meetings Act to go through some information on that with board members? Mr. Knauf stated there is under state law that you have 90 days from the date that you are appointed to take the Open Meetings Act training, download your certificate, and give us a copy of your certificate. But you only have to take it once, you don't have to take it again. So, you want to do planning, platting, and zoning, you want to do all three workshops? Chairman Wilson stated sure, I could always use a refresher. As far as the Open Meetings Act, so I know it is one and done. Is there anything that you feel we need more information about? Because, we have a full plate here for a while.

Mr. Knauf stated again, the legislature meets again this year, and it seems for the past few legislature they have always tweaked the Open Meetings Act some way or somehow. Probably what we will do is wait until the legislative session is over in May, and if there is any changes to the Open Meetings Act, do a workshop at that point to bring you up to speed to whatever the current law is. It seems like they can't leave it alone. Chairman Wilson stated right, I think so. Well, if you think about it, things come up, people don't think about what happens on Facebook or on social media. Like Mayor Spears said, I have been attacked on Facebook, people do that, you immediately want to jump back and start responding. But, you have to remember, so I understand why it would change as technology changes and that sort of thing.

Mr. Knauf stated well also remember the walking quorum, you could violate the Open Meetings Act and not be in a formal meeting. You can violate the Open Meetings Act if you start talking about things with each other at a party or whatever, as long as it is more than incidental, and you are talking about how you are going to vote,

what to support, or whatever . You are going to be in violation of the Open Meetings Act, keep that in mind, it is not just when sitting up at that desk.

Chairman Wilson asked so we can relook at this after May? Mr. Knauf stated yes.

Chairman Wilson asked does anybody have anything else?

Commissioner Mortimer stated yes, thank you for you Kelvin for what you did. This was once again excellent, and I want to thank council for the work that they have done through the last few years. But I would also like to bring up the EDC and Jay Trahan, having the privilege to serve with him for several years. The work that the EDC does has been challenging at times to say it best when things were not looking great, between Council, the EDC, Jay, and some of the others that have been around, they have done an excellent job. Thank you for all that support too because it would not happen without that support. Mr. Knauf stated absolutely, we are very fortunate, we really are.

Chairman Wilson stated this was a good meeting to start the new year off, good job, I like it. Anybody else?

### **PLANNING & ZONING APPROVAL OF MINUTES**

- a. Consider the minutes of the November 29, 2022, Planning and Zoning Commission meeting.**

Commissioner Mortimer motioned to approve  
Vice Chairman Hennigan 2<sup>nd</sup>

**Vote 6 - 0**

**Motion Carries**

**Chairman Wilson adjourned the Planning & Zoning Commission meeting at 6:18 p.m.\*\***

\*\*City Council minutes to be separate