

Town of Tyrone
Planning Commission Meeting Minutes
July 8, 2021
7:00 PM

Present:

Chairman, David Nebergall
Vice-Chairman, Dia Hunter
Commission Member, Jeff Duncan
Commission Member, Carl Schouw
Town Attorney, Patrick Stough
Town Planner, Phillip Trocquet

Absent:

Commission Member, Scott Bousquet

Call to Order:

Chairman Nebergall called the meeting to order at 7:06 pm, the meeting was also available via YouTube Live.

Approval of Agenda:

Commissioner Duncan made a motion to approve the agenda.
Commissioner Schouw seconded the motion. Motion was approved 3-0.

Approval of Minutes:

Commissioner Schouw made a motion to approve the minutes from June 10, 2021 with the addition of including his name as being present at that meeting.
Commissioner Hunter seconded the motion. Motion carried 3-0.

New Business:

Consideration to approve a revised final plat for a 7.2-acre tract from applicant Jerry Crozier, parcel number 0725 039. **Phillip Trocquet, Town Planner**

Mr. Trocquet stated that Mr. Crozier has applied to subdivide his property into two separate tracts.

The intent was to construct two single-family homes. He added that the property was currently zoned Duplex-Residential (DR), with Conditions and originally part of the River Crest subdivision. It was zoned with the condition that single-family homes would be constructed. Mr. Trocquet share with the Commissioners that he had backing documentation regarding the zoning history. He recommended rezoning the properties to Agricultural Residential (AR) for consistency. He added that the lot split would be consistent with either AR or DR with conditions.

Mr. Trocquet shared that staff recommended approval, with the condition that any outstanding Technical Review Committee comments would be addressed. He shared that the property was compatible with the Future Land Use Map, Comprehensive Plan and the Zoning Ordinance.

Chairman Nebergall asked the applicant if he would be opposed to the Town recommending that he rezone these properties to AR (Agricultural Residential) at some point in the future. Mr. Crozier responded that he would not have an issue rezoning the properties if it did not affect his ability to build on the properties. Chairman Nebergall responded that he did not believe that the zoning change would affect the buildability of the lots, it would just be a more consistent zoning with surrounding properties.

Commissioner Schouw made a motion to approve the application with staff conditions. Commissioner Duncan Seconded the motion. Motion passed 3-0.

Staff Comments:

Mr. Trocquet mentioned that the final LCI Downtown Master Plan Public Input meeting would be hosted at the end of the month in Shamrock Park. He stated that it would be part of a market with food trucks and live music. Date pending.

Commission Comments:

Adjournment:

Commissioner Duncan made a motion to adjourn. Meeting adjourned at 7:08pm.

David Nebergall, Chairman

Phillip Trocquet, Town Planner