



Zoning & Planning Commission

Municipal Building 3800 University Blvd

Meeting Minutes

via teleconference due to the Coronavirus (COVID-19) health threat and in the Municipal Building

October 8, 2020

MEMBERS PRESENT: Richard Wilson, John Cutrer, Winfield Campbell, Bob Powell and Brian Brantley

MEMBERS ABSENT: Sylvette Bobb and David Kuykendall

STAFF PRESENT: Chief Building Official Clay Chew, Legal Counsel Alan Petrov and Administrative Coordinator, Josie M. Hayes

GUESTS PRESENT: Dick Yehle, Reid Wilson, Hugh Tanner and Anita Major

1. **Notices, Rules, Etc.** Richard Wilson; Presiding Officer, called the meeting to order at 6:16 p.m. and asked commission members and staff to introduce themselves. Richard Wilson asked staff to confirm that appropriate notices were given. Josie Hayes stated notices were posted per state and local laws.
2. **Framed areas of homes and pervious coverage/materials.** Evan Duvall with BBG summarized the additional information the ZPC asked for regarding the framed areas of homes, pervious coverage and materials for residential properties. After some general discussion, the ZPC asked BBG and staff to provide a larger sampling of pervious areas on existing homes in West University Place. The ZPC also requested diagrams of homes on lots with the proposed pervious areas and how it would affect lot coverage and bring it back for next month's meeting.
3. **Through-lots and rear setbacks.** Evan Duval with BBG summarized the additional information that was requested from the ZPC. There was discussion regarding the proposed ordinance amendment and single depth lots vs through lots that consisted of two lots. The current ordinance requires a through lot to have two front yard setbacks which on a single depth lot requires a special exception to just have one front yard setback. Evan stated there are no intentions of changing the interior through lots because that would change the character of the neighborhood. The ZPC approved the suggested language for making the proposed change to the ordinance and will pick the language back up at a later time.
4. **Residential side street yards adjacent to front yards.** There were four residents who spoke on this agenda item; Dick Yehle, Reid Wilson, Hugh Tanner and Anita Major. All were in agreement that the current ordinance on a rotated lot is a safety issue and needs to

