

Minutes: PLANNING AND ZONING COMMITTEE MEETING, April 15, 1981
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PLANNING AND ZONING MEETING
APRIL 15, 1981

NOTICE AND AGENDA

DELTA CITY BUILDING 7:30 p.m.

1. APPROVAL OF MINUTES OF MARCH 18, 1981
2. GALE BUNKER ANNEXATION PETITION
3. DUDLEY & ASSOCIATES FOR SEARLES BROTHERS
ANNEXATION PETITION

And such other business as may come before said meeting.

MINUTES OF A PLANNING AND ZONING MEETING HELD APRIL 15, 1981

Minutes of a Planning and Zoning Meeting held Wednesday, April 15, 1981, at the Delta City Offices at the hour of 7:30 p.m.

PRESENT

Don Dafoe	Chairman and presiding
Austin Astle	Member
Bruce Taylor	Member
Sherri Lewis	Member
Ray Little	Member
Rochelle Watts	Member
Roland Dutson	Member

ABSENT

Max Bennett	Member and Councilman in Charge
Robert Law	Member

OTHERS PRESENT

Lee J. Roper	Mayor
Gayle Bunker	Developer
Gary Bunker	Developer
Steve Young	MICA
Dan Randall	Developer
Tex Searle	Developer
Ed Gifford	Dudley Associates
Lilli Dawson	Secretary

Chairman Dafoe being present presided and called the meeting to order at 7:30 p.m. Lilli Dawson being present acted as secretary.

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MINUTES

Minutes of a Regular Planning and Zoning Meeting held Wednesday, March 18, 1981, were presented and approved upon a MOTION by Member Taylor, SECONDED by Member Watts and received a unanimous vote.

PETITION FOR ANNEXATION OF THE PROPOSED NORTH VIEW SUBDIVISION FOR APPROXIMATELY 200 SINGLE FAMILY DWELLINGS INTO THE CORPORATE LIMITS OF DELTA CITY AND WHICH LIES CONTIGUOUS TO THE EXISTING BOUNDARIES OF DELTA CITY

Mr. Bunker presented an Annexation Plat, petition for annexation and a Concept Plan of Bunker Hill Estates. He requested a recommendation for annexation from the Committee.

Chairman Dafoe stated that until some of the problems such as sewer service, water storage and water dedication are resolved and the details worked out, the Committee could not move on the petition or make any recommendations or commit themselves. The Committee would also like some time to question Mr. Harris as to his intent for the property he petitioned to annex; therefore, the Chairman entertained the motion to accept the petition for annexation, review the Plan and make a recommendation at a later date.

Member Astle made a MOTION to that effect. The motion was SECONDED by Member Lewis and received a unanimous affirmative vote.

PETITION FOR ANNEXATION OF THE FIRST PHASE OF THE DEL PARK MOBILE HOME ESTATES (Tex Searle Property) AT 500 SOUTH AND 500 WEST INTO THE CORPORATE LIMITS OF DELTA CITY AND WHICH IS CONTIGUOUS ON THE SOUTHWEST CORNER

Mr. Gifford presented a Preliminary Plat, petition for annexation, proximity map for the first phase of the development which reflects a total area of 8.0 acres for 50 mobile home sites (some single and some double wide), laundry facilities and 10% open space which will be maintained by the developer as will the streets within the development.

Mr. Gifford assured the Committee that they would be ready to dedicate water to the City prior to annexation. He explained that Phase 2 was one acre of ground in the development that would be used for a sales office and equipment for servicing the park.

The Committee studied a Utility Plan submitted by Mr. Gifford. The developer said he intends to run gravity back into the existing city sewer system for the first phase.

Chairman Dafoe questioned the legality of being contiguous on one corner only. He said the Committee would seek a legal opinion. Mr. Gifford then requested the Committee accept the petition for

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annexation and review the Concept Plan for any changes deemed necessary and they will work with making it acceptable.

Chairman Dafoe said the Committee would like time to consider the legality of being contiguous on one corner only and to check with the City Engineer on the capacity of Lift Station A. He then entertained the motion to accept the petition for annexation, review the Concept Plan and make a recommendation at a later date.

Member Lewis made a MOTION to that effect, which was SECONDED by Member Taylor and received a unanimous vote.

A lengthy discussion was held on the problem of First East Street. Member Lewis made a MOTION to recommend to the Delta City Council that they narrow First East Street (with both sides equal) from Main Street South to the present City limits to a sixty (60) foot street, with the stipulation that the City maintain ownership. The motion was SECONDED by Member Dutson and received a majority vote with Member Taylor voting Nay.

There being no further business, Member Astle made a MOTION to adjourn at 10:20 p.m. His motion was SECONDED by Member Taylor and carried with a unanimous vote.

Don Dafoe, Chairman


Lilli Dawson, Secretary