

**PLANNING COMMISSION MEETING**  
**March 19, 2024**  
**6:00 p.m., Temple Senior Center**  
**MINUTES**

Presiding: Gary Thomas, Chairman

1. Call to Order: The meeting was called to order by Chair Gary Thomas at 6:00PM.
2. Roll Call:  
Members Present: Gary Thomas, Greg Doster, Terron Bivins, Karen Powell, Calvin Waters  
Members Absent: Troy Curtis

Chair Gary Thomas explained that there was a need to amend the agenda. Items 11, 12 and 13 would be placed on hold at this time. A new item #16 would need to be added to consider taking action on the parcel request by Danny Cunningham.

There was a motion by Calvin Waters to approve the amended agenda, second by Greg Doster. Vote 4-0.

3. Approve the Minutes of the February 20, 2024, Temple Planning Commission meeting.  
There  
There was a motion to approve the February 20, 2024 minutes by Calvin Waters, second by Greg Doster. Vote 4-0.
4. Status report on Council action taken from the February 20, 2024, Temple Planning Commission Meeting.  
Community Development Director Deidra Walker explained that the Council action taken from the February 20, 2024 meeting is included in the meeting documents.
5. Receive information on the request by William Collins with WT Collins for a rezoning request of 6 lots at the corner of Rome and Driver Street being previous parcel# T03 0010003 with unspecified addresses. This property is currently zoned R-4 residential and will be changed to R-1 Residential. Landlot 180, District 6.  
Community Development Director Deidra Walker explained that this is the property at the corner of Driver Street and Rome Street. WT Collins is developing these properties as a minimum of one acre lots. In case all of this property does not get developed, they want to change the property to R-1; it is currently zoned R-4.
6. Hold a public hearing concerning the rezoning request by WT Collins.  
Chair Gary Thomas opened the public hearing. City Administrator Lisa Jacobson explained that this rezoning is being done at the request of the City Council, that is why the property owner is not present at the meeting. There was no one to speak for or against this request. The public hearing was closed.

7. Consider making a recommendation on the rezoning request made by WT Collins.  
There was a motion by Greg Doster to recommend approval of the rezoning request from R-4 to R-1 to the City Council, second by Calvin Waters. Vote 4-0.
8. Receive information on the request by Max & Suzanne Green for the **parcel join request** of Parcels# T02 0060062 and T02 0060091, a total of 1.39 acres also known as 79 Enterprise Drive and the parcel directly behind it. Landlot 180, District 6.  
Community Development Director Deidra Walker explained that the Greens let her know that they could not be at the meeting tonight. They have owned both properties for a while and are wanting to join them to save money on taxes.
9. Hold a public hearing on the parcel join request by Max and Suzanne Green.  
Chair Gary Thomas opened the public hearing. There was no one present to speak for or against this request. The public hearing was closed.
10. Consider taking action on the parcel join request made by Max and Suzanne Green.  
There was a motion by Terron Bivins to approve the parcel join request of Parcels# T02 0060062 and T02 0060091, second by Greg Doster. Vote 4-0.
11. Receive information on the request by Josh Bryant with George Tomas Homes for a **parcel join request** of Parcels# T02 0110092 and T02 0110093, a total of 1.34 acres also known as 615 and 616 Emma Way. Landlot 142, District 6. **On hold due to taxes**  
This item is on hold due to taxes.
12. Hold a public hearing concerning the request made by Josh Bryant. **On hold due to taxes.**  
This item is on hold due to taxes.
13. Consider taking action on the parcel join request made by Josh Bryant. **On hold due to taxes.**  
This item is on hold due to taxes.
14. Receive information on the request by Dan Cunningham for a **parcel split request** on Parcel# T02 0110027, also known as 71.75 acres at 45 Venable Road. Landlot 142, District 6.  
Community Development Director Deidra Walker explained that Mr. Cunningham wants to split off a portion of his property so that his son can build a home.
15. Hold a public hearing concerning the request made by Dan Cunningham.  
Chair Gary Thomas opened the public hearing. The applicant, Mr. Cunningham was at the meeting. He wanted to make sure this wasn't considered a re-zoning request and it was confirmed that it is not. There was no one else present at the meeting to speak for or against this request. The public hearing was closed.

16. Consider taking action on the parcel split request by Dan Cunningham.

There was a motion by Terron Bivins to approve the parcel split request, second by Calvin Waters. Vote 4-0.

17. Receive information on the request by Community Development Director Deidra Walker on the request to modify the single-family design standards and the requirement for on-site management of any R-6 properties not previously approved.

Community Development Director Deidra Walker explained that they are presenting some modifications to the single family design standards as well as the requirement for on site management of any R-6 properties that have not already been approved. They went over the proposed changes.

18. Hold a public hearing considering the request made by Deidra Walker.

Chair Gary Thomas opened the public hearing. There was a brief discussion about the on site management for R-6 properties. It was confirmed that this would only be for R-6 properties going forward, not for existing R-6 properties. It was mentioned that duplexes would fall under this category and would be required to have on site management. There was no one present to speak for or against these proposed changes to the design standards. The public hearing was closed.

19. Consider making a recommendation to the City Council concerning the request by Deidra Walker.

It was clarified by Chair Thomas that the current verbiage regarding on site management would apply to duplexes. Either the property owner would have to live on one side, or there would have to be an office.

There was a motion by Terron Bivins to recommend to the Council the proposed changes to the single family design standards and the requirement for on-site management of any R-6 properties going forward, including duplexes, second by Karen Powell. Vote 4-0.

20. Other Business- N/A

21. Adjournment- There was a motion to adjourn by Greg Doster, second by Calvin Waters. Vote 4-0. The meeting adjourned at 6:30PM.