

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of April 13, 2009
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Warren Becker
David Hock
Scott Everett
Robert Corbin
Jared Patterson

Members Absent:

Jeanie Marten
Wally Sparks

Staff Present:

Michael Spencer, Building Official
Charlotte Youngblood, Secretary

Chairperson Scott Everett opened the regular meeting of the Planning and Zoning Commission at 7:30 p.m. and a quorum was declared.

Consent Agenda

1. Consider approval of the minutes for the March 23, 2009 Planning and Zoning Commission meeting.

Jared Patterson made a motion to approve the minutes for the March 23, 2009 Planning and Zoning Commission meeting. Robert Corbin seconded the motion with all voting in favor the item passed unanimously.

Regular Agenda

2. Conduct a public hearing to consider the application of Joey and Rhonda Ham requesting approval of a Special Use Permit for Boat and watercraft sales, leasing, service and repair on property zoned Commercial 2 (C-2) District for expansion of the existing business on the east side of State Highway 78, approximately 200 feet north of Williford Road (6702 Highway 78).

Michael Spencer, Building Official, introduced the agenda item. Mr. Spencer explained that the applicant is proposing to utilize the remainder of the property for expanding the existing boat dealership. Boat and watercraft sales, leasing, service, and repair is only permitted by Special Use Permit in C-2, I-1 and I-2 district. Mr. Spencer said that approval of the Special Use Permit will allow for the expansion of the existing dealership. The existing boat dealership was approved for the original site in 1997, at which time did not require a SUP but was allowed by right. Since then a change to the use chart now requires the approval of a SUP in order for the existing dealership to expand. He stated that approval would be for the entire site to be utilized for boat and watercraft sales, leasing, services and repair.

Chairperson Scott Everett opened the Public Hearing at 7:37 p.m. No one spoke at the Public Hearing. Warren Becker made a motion to close the Public Hearing. Robert Corbin seconded the motion with all voting in favor the Public Hearing was closed at 7:38 p.m.

Robert Corbin asked how much of the adjacent property would be paved. Rhonda Ham, applicant, stated that they were in the planning stages and she is not sure how much would be paved. She said that they know for sure that they want an entrance for entering and one for exiting. Michael Spencer stated that where the boats would be displayed paving would be required. Robert Corbin said he asked the question due to the flooding issues in the area. He felt that additional paving could make it worse. Michael Spencer said that they are working with an engineer to make sure there is not additional flooding in the area. Rhonda Ham stated that they would be cleaning up the area and would not be changing the elevation. Chairperson Scott Everett asked when the flooding issue would be addressed. Michael Spencer said that the engineering would be complete by the platting process and would be reviewed and approved by staff. David Hock made a motion for approval for the Special Use Permit for boat and watercraft, sales, leasing, service and repair on property zoned Commercial 2 (C-2). Robert Corbin seconded the motion with all voting in favor it passed unanimously.

3. Conduct a public hearing to consider the application of Alden Ozment requesting approval of a Special Use Permit for the installation of two (2) wind generators on approximately 5.588 acres located generally on the side east side of Merritt Road and approximately 350 feet north of Pleasant Valley (3324 Merritt Road).

Michael Spencer introduced the agenda item. He stated that the applicant is requesting approval of an SUP for two (2) wind generators on the subject property. He stated that the applicant is requesting a wind generator with the height of the tower at 63 feet. He stated that the City Council was very clear in their recommendations on a previous SUP that the height of the wind generator was a key point. City Council felt that the height should not exceed forty-two feet and that staff feels it's important to keep that consistency of approvals for similar circumstances. Michael Spencer stated that staff is recommending approval of the wind generator with all the standards set forth including a maximum height of 42 feet. Charles Crumpley, representative of applicant, stated that Sachse was the first city to approve the wind generator in Texas and there has been many more since that time. He states that with the shorter tower you need more clear open space to be efficient. He stated that we do not have a lot of clear flat land in the area and that the taller monopole solves that problem. Robert Corbin asked how much clear flat land you would need. He stated that for one tower approximately 300 feet.

Chairperson Scott Everett opened the Public Hearing at 7:58 p.m.

Shane Jensen, 4415 Coldbrook, spoke against the wind generator. He stated that this wind generator only benefits one person and not the community as a whole. He asked what would be done in a few years when it started to rust and corrode. He felt that it could potentially affect his property values. He stated he did not want to go out his back door and have to look at it.

Leslie Mendoza, 4916 Maple Shade Avenue, spoke against the wind generator. She stated she wanted to know how loud would the wind generator be and how loud is 50 decibels exactly. She asked if the wind generators run consistently all the time. She was concerned about the marketability of her property. She stated that she had seen on the news that Prosper had approved the wind generators and were now having complaints about the noise.

Wendy Lawson, stated she was unsure as to which wind generator agenda item we were discussing at this time. She was unclear if it was the one she wanted to speak about.

Warren Becker made a motion to close the Public Hearing. David Hock seconded the motion and with all voting in favor the Public Hearing was closed at 8:02 p.m.

Michael Spencer clarified that the residents that spoke at the Public Hearing were all speaking on behalf of the next agenda item #4 and were not talking in opposition to the this agenda item #3. Jared Patterson asked about the height requirements set by City Council. Michael Spencer stated the City Council was adamant about the height requirements along with the other provisions set with the previous approval. David Hock asked if the city actually wanted a bunch of wind generators in the area where the future 190 will be. Mr. Spencer told the commissioners that they could make their motion according to staff recommendation or what the applicant had requested. Charles Crumpley spoke about the opposition and the height factor. He said the company has installed 250 turbines since the last time he was here for the previous SUP. He made a short power point presentation that highlighted height and wind loads, engineered foundations and the decibel sounds the wind generators produced. He stated for example that a dishwasher in your home has a 65 decibel level and the wind generators produce a 50 decibel level. He also mentioned that the monopoles could withstand 145 mph wind and has engineered piers 17 foot deep. He stated in regards to the City of Prosper that they went there and their complaints were actually zero. He said that the towers are U.L. approved. He went on to say that taller towers equal more power and that with the case of Earl Tooke in Sachse his wind generator is 33 foot in height and it is not ideal. His wind generator sits still while the one down the road in Wylie spins constantly. He stated that as far as property values are concern that Remax has done a study and said that it actually increases your property value by 20% if you have one of these in your yard. He stated the wind generators are galvanized and would not rust and corrode. Robert Corbin asked how you would maintain a 55 foot tall wind generator. Charles Crumpley stated with a 55 tall bucket truck and that there is very little maintenance required. David Hock asked about the location of the proposed wind turbine. Charles Crumpley said it is determined by many factors such as trees or bodies of water and this was the best use of space for this particular property. Charles Crumpley stated that Sachse is the first city we ever got approved in and that in Earl Tooke's case his wind generator does not produce as much as others in the area and is not an ideal solution. Jared Patterson stated that he supports alternative sources of energy and makes a motion to approve the SUP for the installation of two (2) wind generators with staff recommendations including the maximum height being 42 feet. David Hock seconded the motion and with all voting in favor the motion passed.

4. Conduct a public hearing to consider the application of Ronnie Norcross requesting approval of a Special Use Permit for the installation of a wind generator on approximately 10 acres located generally on the west side of Merritt Road and approximately 1,365 feet south of Heritage Circle (4421 Merritt Road).

Michael Spencer introduced the item. Charles Crumpley applicant's representative said that to have maximum efficiency you need a taller tower and he could not imagine a difference between a 42 foot and a 67 foot tall tower visually. If you were to speak with the previous applicant he does not get the desired effect for the cost of the wind generator. Robert Corbin asked why applicant was not locating the wind generator somewhere else on the property. Ronnie Norcross said because the rest of his property is in the floodplain.

Scott Everett opened the public hearing at 8:40 p.m.

Shane Jensen, 4415 Coldbrook Lane, spoke against the windmill generator. He stated he wanted what was best for his family. He stated that he would not be able to sale, lease, and rent his house as well. He stated that he did not agree with the presentations scientific theory. He did not think the wind generators would be effective in our area.

Wendy Moss, 4410 Merritt, spoke in favor of the windmill generator stating that it's his land, he has ten acres and he should be able to put one up if he wants too.

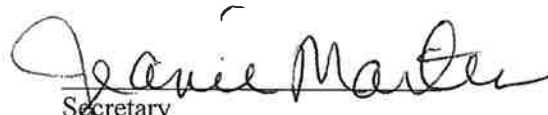
Leslie Mendoza, 4916 Maple Shade, stated that she understood more now that time had been taken to explain some things about them. She said she felt better about two out of the three concerns that she had. She said we now know that it's about money.

David Hock made a motion to close the Public Hearing and Robert Corbin seconded the motion with all voting in favor the Public Hearing was closed at 8:45 p.m.

More discussion followed. Warren Becker made a motion to approve the SUP for the installation of a wind generator with staff recommendations including the 42 foot maximum. David Hock seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, Warren Becker made a motion to adjourn. David Hock seconded the motion. The motion passed with all voting in favor.

The meeting is adjourned at 8:47 p.m.


Chairperson
Secretary