

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of October 8, 2007

Time: 7:00 PM

Place: Sachse City Hall

Members Present:

John Staples
Scott Everett
Robert LaFaye
David Zukosky
Cullen King
Duane Franzen

Members Absent:

David Lay

Staff Present:

Barry Shelton, Community Development Director
Michael Spencer, Building Official
Charlotte Youngblood, Secretary

Others Present:

Pat McMillan, City Council Liaison
Guy Brown, Economic Development

Vice-chairperson Cullen King opened the regular meeting of the Planning and Zoning Commission at 7:10 P.M. and a quorum was declared.

Consent Agenda

1. Consider approval of the minutes for the September 24, 2007 meeting. Robert LaFaye made a motion to approve the minutes and David Zukosky seconded the motion and it passed unanimously.

Regular Agenda

1. Conduct a public hearing to consider the application of Earl Tooke requesting approval of a Special Use Permit for the installation of two (2) wind generators on approximately 8.381 acres located generally on the southwest corner of Pleasant Valley Road and Eastview Drive. Scott Everett withdrew himself from discussion due to a professional relationship with the applicant and has a signed affidavit on file and will be abstaining from the vote. Cullen King opened the Public Hearing at 7:12 P.M.

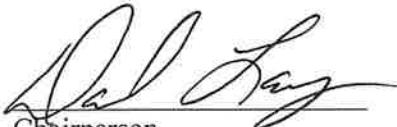
There were no comments at the public hearing. David Zukosky made a motion to close the Public Hearing and John Staples seconded the motion with all voting in favor it passed unanimously. The Public Hearing was closed at 7:13 P.M.

Barry Shelton, Community Development Director, introduced the item, made a recommendation of approval of the Special Use Permit for a thirty year time limit with the specific conditions listed. John Staples asked why color was a specific condition. Barry stated that this was one of the items brought up at last City Council meeting when they had their public hearing on the subject. Therefore making it a specific condition would ensure the citizens would not have to worry about the wind generator being an offensive color. Barry mentioned that it could be addressed in a future ordinance or policy by simply stating that it would have to be a non-objectionable color. Charles Crumpley, Manufacture Representative, made a power point presentation on the wind-

generators which highlighted site requirements, electrical specifications, tower types, engineered foundations, background noise, and the fall zone. Cullen King asked about selling power back to the grid and the possibility of homeowners going into the business to use windmills to sell power back. Charles Crumpley stated that homeowners will not be selling power back to the grid. He mentioned that selling back to the grid or receiving credit differs depending on electric company and that homeowners in a residential area would be using more electricity than they generate. Screening, height and maintenance were some of the items that were discussed further.

David Zukosky made a motion for approval of the Special Use Permit with the specific conditions listed and amending it to also read that the wind generator would need to have a minimum setback of 1 ½ times its height. Robert Lafaye seconded the motion and it passed unanimously.

There being no further business John Staples made a motion to adjourn and David Zukosky seconded that motion with all voting in favor it passed unanimously.


Chairperson


Secretary