

**MINUTES
OF
CITY OF WHARTON
PLANNING COMMISSION MEETING
CITY HALL
120 EAST CANEY STREET
WHARTON, TEXAS 77488**

**Monday, October 4, 2021
4:30 P.M.**

Mike Wootton, Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 04:47 p.m.

Commissioners present were: Rob Kolacny, Burnell Neal, Adraylle Watson and Mike Wootton.

Commissioners absent were: Michael Quinn, Marshall Francis and Russell Cenko.

Staff members present were: Gwyneth Teves, Community Development Director and Krystal Hasselmeier, Assistant to the Community Development Director.

Visitors present were: None.

Call to Order.

Roll Call.

Review and Consider:

The first item on the agenda was to review and consider reading of the minutes from the regular meeting held September 20, 2021. Robert Kolacny, Commissioner moved to approve the minutes as presented. Burnell Neal, Commissioner seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a request by Elma Samora at 1215 College St, GRAHAM BLOCK 1 LOT 3 for 4' variance from the required 25' setback from the front lot line. Robert Kolacny, Commissioner moved to recommend the variance to the City Council for final approval. Adraylle Watson, Commissioner seconded the motion. All voted in favor.

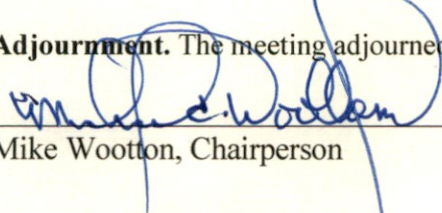
The third item on the agenda was to review and consider a request by Chapel Creek Construction, LLC at 309 N Richmond Rd., WHARTON BLK 32 L2 (replat) for a 10' variance from required 35' front property line setback and 8'5" variance from required 20' setback between commercial and residential property. Robert Kolacny, Commissioner moved to recommend the variance to the City Council for final approval. Burnell Neal, Commissioner seconded the motion. All voted in favor.

The fourth item on the agenda was to review and consider a request by Chapel Creek Construction, LLC at 398 Hamilton St, HAMILTON PLACE BLK 32, L1 for 8'5" variance from required 25' rear property line setback. After discussion on the need to keep new development and developers accountable to the City's current codes and ordinances and the need to not set a precedence Rob Kolacny, Commissioner

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moved to recommend the variance to the City Council for a final decision but with emphasis on the need to proceed cautiously. Burnell Neal, Commissioner seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 5:27 p.m.



Mike Wootton, Chairperson



Rob Kolacny, Secretary