

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., JANUARY 10, 2022**

**Canton City Hall, 201 N. Buffalo, Canton, Texas**

**MINUTES**

The Canton Planning & Zoning Commission met at the above-named date and time in the Canton City Hall. Commission members present were Kimberly Kroha, Amy George, Larry Morgan, and Jerry Martin. Member Jan Adamson was absent. City Secretary Debra Johnson and Director of Operations Peter Lamont were also present. Discussion and action were as follows:

1. CALL MEETING TO ORDER AND DECLARE A QUORUM PRESENT – Kimberly Kroha called the meeting to order and declared a quorum present at 5:30 p.m.
2. CONSIDER APPROVAL OF MINUTES FROM DECEMBER 13, 2021, MEETING - The minutes of the December 13, 2021, meeting were unanimously approved upon motion by Jerry Martin and second by Larry Morgan.
3. PUBLIC HEARING AND CONSIDER RECOMMENDATION OF ORDINANCE NO. 2022-2 GRANTING A SPECIFIC USE PERMIT FOR A SELF-STORAGE FACILITY ON APPROXIMATELY 5.90-ACRE TRACT OF LAND LOCATED IN THE Q.C. NUGENT SURVEY, A-618, AND BEING LOT 2 OF THE MIZE ADDITION (R107588) WITHIN THE CITY OF CANTON, TEXAS, AND OWNED BY PAVEN GENTRY – Ms. Kroha opened the public hearing at 5:32 p.m. Mr. Gentry said he wanted to construct a self-storage facility at this location approximately 20,000-40,000 square feet in size. The area would be fully fenced. He would have around 170 units with a mix of climate and non-climate controlled. No one would live on the premises. Customers would have 24-hour access. The office would be open Monday through Friday from 8 am to 5 pm. Ms. Kroha closed the public hearing at 5:35 p.m. Mr. Gentry said the property would be fully lit up on the outside with a wrought iron gate across the front.

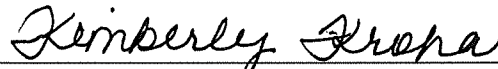
Amy George made a motion to recommend granting the specific use permit for a self-storage facility to Mr. Gentry. Jerry Martin seconded. All voted in favor.

4. PUBLIC HEARING AND CONSIDER RECOMMENDATION OF ADOPTION OF ORDINANCE NO. 2022-3 GRANTING A SPECIFIC USE PERMIT FOR A COMMUNICATIONS TOWER ON APPROXIMATELY 1.001 ACRE TRACT OF LAND LOCATED IN THE J. DOUTHIT SURVEY, A-198, AND ADDRESSED AS 1101 ARNOLD PAUL ROAD (R31) IN THE CITY OF CANTON, TEXAS, AND OWNED BY NANCY AND JAMIE MORRIS – Ms. Kroha opened the public hearing at 5:40 p.m. Mr. Morris requested a specific use permit to install a tower for internet service to his home. It would be attached to the eaves of the carport. Ms. Kroha closed the public hearing at 5:42 p.m. Ms. Johnson pointed out Mr. Morris would still be subject to following city ordinances regarding construction of towers.

Kim Kroha made a motion to recommend granting the specific use permit for a communications tower. Amy George seconded. All voted in favor.


5. CONSIDER APPROVAL OF PRELIMINARY PLAT FOR LIDE ESTATES SUBDIVISION CONTAINING APPROXIMATELY 55.52 ACRES LOCATED IN THE J. DOUTHIT SURVEY, ABSTRACT NO. 198, AT THE END OF FORREST LANE AND CURRENTLY OWNED BY ERIC B. LIDE AND DAVE MCILRATH – Ms. Kroha made a motion to postpone this item to the next regular meeting pending receipt of the revised plat from the property owners. Amy George seconded. All voted in favor.
6. CONSIDER APPROVAL OF FINAL PLAT FOR THE LAKEVIEW ESTATES SUBDIVISION CONTAINING APPROXIMATELY 31.28 ACRES LOCATED BETWEEN ARNOLD PAUL ROAD AND STATE HIGHWAY 64 (R3621) CURRENTLY OWNED BY DAVID ELLIS FAMILY PARTNERSHIP LP – Mr. Lamont said staff had reviewed the final plat and it conformed to the subdivision ordinance. Amy George made a motion to accept the final plat. Larry Morgan seconded. Mr. Morgan, Ms. Kroha, and Ms. George voted in favor. Mr. Martin was opposed. Motion passed.
7. ADJOURN – There being no further business to discuss, the meeting was adjourned at 5:47 p.m.

Approved the 11<sup>th</sup> day of February, 2022.



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Kimberly Kroha, Chairperson

ATTEST:

  
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Debra Johnson, City Secretary