

**REGULAR MEETING
CANTON PLANNING & ZONING COMMISSION
5:30 P.M., FEBRUARY 7, 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, Alternate Betsey McCarty, 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 5:33 p.m.
2. CONSIDER APPROVAL OF MINUTES FROM JANUARY 10, 2022, MEETING – The minutes of the January 10, 2022, meeting were unanimously approved upon motion by Jerry Martin and second by Larry Morgan.
3. 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 – Mr. Lamont said the variance for the swales and no curb and gutter was previously approved by the Board. The width of the roads was now at thirty feet, as required. Ms. McCarty asked if the roads installed were substandard, would the owners be required to bring them up to code if the property was ever annexed into the city. Mr. Lamont said they were already required to build streets which could support a fire truck. He could see requiring curb and gutter if they annexed into the city because the edges might begin to crumble. Ms. McCarty was concerned about the houses being outside the city limits where no building inspectors were able to inspect the building. Ms. McCarty asked if the city could deny them annexation into the city in the future. Ms. Johnson said the city could deny their request to annex.

Jerry Martin made a motion to recommend approval of the preliminary plat with the provision that a drainage study be required before approval of the final plat. Betsey McCarty seconded.

Mr. Martin amended his motion to add that he recommended approval of the preliminary plat pending a drainage study demonstrate a zero rise impact to the surrounding properties prior to approval of the final plat. Ms. McCarty seconded the amendment. All voted in favor.

4. CONSIDER APPROVAL OF PRELIMINARY PLAT FOR SEXTON ADDITION CONTAINING APPROXIMATELY 1.99 ACRES OF LAND LOCATED IN THE J. DOUTHIT SURVEY, A-198, AT 1075 ARNOLD PAUL ROAD, CANTON, TEXAS, (R30 AND R32) AND OWNED BY CHARLES AND DIANA SEXTON – Ms. Johnson explained owners were combining two tracts into one to build a house with a septic system. Ms. Kroha made a motion to recommend approval of the preliminary plat. Amy George seconded. All voted in favor.
5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 5:51 p.m.

Approved the 7th day of March, 2022.

Kimberly Kroha
Kimberly Kroha, Chairperson

ATTEST:

Debra Johnson
Debra Johnson, City Secretary