

**REGULAR MEETING
CANTON PLANNING & ZONING COMMISSION
5:30 P.M., JUNE 13, 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, Chris Peace, Amy George, Betsey McCarty and Jerry Martin. Board Member Vicky Chambless was absent. City Secretary Debra Johnsons 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 MAY 9, 2022, MEETING – The minutes of the May 9, 2022, meeting were unanimously approved upon motion by Amy George and second by Jerry Martin.
3. PUBLIC HEARING AND CONSIDER CHANGE OF ZONING FROM GENERAL INDUSTRIAL DISTRICT (GI-1) TO GENERAL BUSINESS DISTRICT (B-2) ON THAT APPROXIMATELY 0.289 ACRE TRACT OF LAND LOCATED AT 101 INDUSTRIAL, CANTON, TEXAS (R107183) AND OWNED BY BUTCHER & PHILLIPS PROPERTIES LLC

Ms. Kroha opened a public hearing at 5:31 p.m. Mr. Lamont explained the owner was trying to put in a MedSpa in one of the units. The area was one of general business rather than industrial. Mr. Lamont said the property abutted both General Industrial and B-2 zoned property. The Future Land Use Map showed the area as Commercial.

Ms. Johnson said seven letters were sent to neighboring property owners. There were no responses.

Mr. Butcher said the previous owner had a dentist's office at the location. There was one building with two businesses in it. Ms. Terrell said a Medspa would go into the building and perhaps a doctor's office. Mr. Lamont said the Medspa qualified as a personal service, which was allowed in B-2 zoning. Ms. Kroha closed the public hearing at 5:36 p.m.

Ms. Kroha made a motion to recommend a zoning change from General Industrial to General Business District (B-2). Betsey McCarty seconded. All voted in favor.

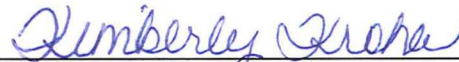
4. CONSIDER APPROVAL OF FINAL PLAT FOR THE CREEKS AT BURNETT TRAIL SUBDIVISION LOCATED AT THE END OF BURNETT TRAIL AND OWNED BY KLICTX LLC.

Ms. Johnson said the property was purchased from the CEDC by KLICTX LLC since the application was filed. The preliminary plat was previously approved by Council. Mr. Lamont said any items brought up by staff had been corrected. There was a brief discussion regarding drainage on the property. Mitchell Kaufman said each house would have two-car garages. No parking in the yards would be allowed.

Jerry Martin made a motion to recommend acceptance of the plat contingent on the Engineer's approval regarding the cul-de-sacs and receipt of approval. Amy George seconded. All voted in favor.

5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 5:53 p.m.

Approved the 11th day of July, 2022.



Kimberly Kroha, Chairperson

ATTEST:



Debra Johnson, City Secretary