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**IOWA COLONY PLANNING COMMISSION
MINUTES OF SEPTEMBER 1, 2020**

Members present: Steve Bradbery, Les Hosey, David Hurst, Vince Patterson,
and Steven Byrum Bratsen

Members absent: None

Others present: Larry Boyd, Kent Marsh, Jim Sullivan and Dinh Ho

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:00 P.M.

2. Citizens Comments.

"An opportunity for the public to address Planning Commission on agenda items or concerns not on the agenda. To comply with the Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must observe a three-minute time limit."

- Brenda Ledbetter stated her concern regarding the proposed church on CR 62.

3. Consideration and possible action for the meeting minutes of August 4, 2020. Steven Byrum-Bratsen moved to approve the minutes of the August 4, 2020 meeting. Seconded by Steve Bradbery. Approved unanimously.

4. Consideration and possible action for Cherry Villages Preliminary Plat. Steven Byrum-Bratsen made a motion to approve the Cherry Villages Preliminary Plat. Seconded by Steve Bradbery. Approved unanimously.

5. PUBLIC HEARINGS

- Hold a public hearing to consider a specific use permit for a church on the following property: Lot 2, in Block 1, of Felts Manor Subdivision, according to the map or plat recorded in document no. 2011023705 of the official Records of Brazoria County, Texas, commonly known as 2500 CR 62, and being the land in property ID No. 169531 in the records of the Brazoria County Appraisal District. Chairman Hurst opened the public hearing. The residents listed below, neighboring the property on County Road 62 stated their concerns as to why they are against the SUP for the proposed Church to be located at 2500 CR 62.

1. Ms. Kendall

2. Mr. Woodfin
3. Mrs. Myers
4. Mr. Wilson
5. Ms. Barton
6. Ms. Moreno
7. Mr. Moreno
8. Mr. Greak
9. Mr. Beasley
10. Mr. Lopez
11. Mr. Myers

The property owner, Mr. Gbadamosi listened to the residents' concerns and responded regarding his plans for the Church.

Larry Boyd, The City Attorney stated the laws regarding building a place of worship in a residential location. He also answered a few of the resident's questions regarding the process of the building and the regulations and restrictions that would have to be followed for the building. Chairman Hurst closed the public hearing at 8:49 p.m.

6.EXECUTIVE SESSION


- Executive Session under the Texas Gov't Code section 551.071 to consult with City Attorney on limited legal aspects of application for a specific use permit for a church at 2500 CR 62. The Planning Commission convened in executive session at 7:47 P.M. Returned to open meeting at 8:20 p.m.

7. Consideration and possible action on recommendation to City Council concerning a specific use permit for a church at 2500 CR 62. Steven Byrum-Bratsen made a motion as recommended by the City Attorney, Larry Boyd; to recommend approval of the specific use permit subject to the conditions laid out in Kent Marsh's draft letter of recommendation. But with the understanding that those conditions are not a complete list, and that there's one more condition that the property and anything on it must comply with all applicable law. This is not a building permit or applied permit or a septic permit or a water well permit. This is simply a zoning specific use permit, saying that the zoning prohibition of a church. Seconded by Les Hosey. Approved unanimously.

8. Steven Byrum-Bratsen made a motion to adjourn. Seconded by Les Hosey. Approved unanimously. The meeting was adjourned at 8:56 P.M.

APPROVED THIS 5th DAY OF OCTOBER, 2020.

ATTEST:


Kayleen Rosser, City Secretary


David Hurst, Chairman