Planning and Zoning Commission Meeting Minutes  
January 24, 2012  
City of Melissa, TX

1. The meeting called to order at 7:00 pm by Michael Hudson.


3. Motion to approve the November 29, 2011 minutes by Jason Kaiser, second by Jay Northcutt.

   Vote: 4/0/0 Motion carries.

4. Discussion and review of roof pitch survey requirement of surrounding cities. Discussion topics included:
   - survey results indicate of the two cities included requiring a minimum pitch by ordinance, the requirement is a 6 pitch minimum
   - no significant savings to residential construction with a roof pitch of less than 6:12 based on information provided by Ty Chapman, Business Operations Manager for Bureau Veritas,
   - housing market does not support residential constructions roof pitches of less than a 6:12
   - the exposure risk of the current lot inventory does not indicate the need for a citywide requirement.

   Motion to recommend residential roof pitch requirement continue to be addressed by the International Building Code with roof pitch restrictions within specific subdivisions addressed in future planned development (PD) zonings, by Mark Wallis, second by Jason Kaiser.

   Vote: 4/0/0 Motion carries.

5. Discussion and review of fencing requirement of surrounding cities. Discussion topic included:
   - additional requirement of metal post to protect end-user
   - exception to metal post requirements for vinyl fencing products as posts are reinforced by manufacturer
Motion to recommend the requirement of 2 3/8 minimum metal posts, set 2 ft deep in concrete for privacy fencing with the exception of vinyl fencing materials by Jason Kaiser, second by Mark Wallis.

Vote: 4/0/0 Motion carries.

6. Motion to adjourn at 8:18pm by Jason Kaiser, second by Jay Northcutt.

Vote: 4/0/0 Motion carries.

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Michael Hudson, Board Chairman                  Dana Nixon, Staff Liaison