

## CITIZENS' PLANNING COMMITTEE MEETING

April 16, 1984

The Citizens' Planning Committee met at 6:30 p.m. in the City Hall at the first scheduled meeting with the East Texas Council of Government's Regional Developer and Service Coordinator, Vickie Ellison, presiding.

The following members were present: Glenn Wallace, Gail Bethune, Ron Sanford, Maxie Turner, and Frank Dumas. Frank Dumas replaced Terrell Ogletree, who will be unable to serve.

Ms. Ellison introduced a program of study preliminary to setting goals and objectives for the City of Canton. To assist the committee, several studies were suggested and reviewed.

To develop a community plan for the City of Canton, the advantages of surveying for public opinion was discussed. Questions for the survey were reviewed and various methods of distribution considered.

Plans were made to have an aerial photograph of the City of Canton made. With the photograph and plat information, a base map of the area would be prepared.

Members of the Citizens' Planning Committee volunteered to inventory existing conditions of housing, community facilities, services, and land use. The following members and their area of study are:

Administrative Facilities	-	Maxie Turner
City Code and Ordinance	-	Maxie Turner
Commercial	-	Gerald Turner
Education	-	Gail Bethune
Health Facilities	-	Glen Wallace
Postal Service	-	Ron Sanford
Public Services	-	Ron Sanford
Recreational Facilities	-	Glen Wallace
Street and Utility	-	Frank Dumas

The next meeting of the committee was set for May 24th at 6:30 p.m. in the City Hall.

Meeting was adjourned.

CITIZENS' PLANNING COMMITTEE MEETING

October 1, 1984

The Citizens' Planning Committee met at 4:00 p.m. in the City Hall a scheduled meeting with the East Texas Council of Government's Regional Developer and Service Coordinator, Thomas B. Smyser, Jr., presiding.

The following members were present: Glenn Wallace, Gail Bethune, Ron Sanford, Anita Wilson and Maxie Turner. Anita Wilson replaced Frank Dumas who was unable to serve.

Mr. Smyser went over public opinion survey with the committee members, pointing out several interesting categories on the survey.

An aerial photograph was sectioned in areas of the City and each member was given a section to survey for the following items:

Identify each building and lot as follows:

Single Family - 3 types	#1	standard
	#2	sub-standard
	#3	Vacant
Multi-family	A	
Commercial	C	
Industrial	I	
Woodlands	W	
Agriculture	Ag	
Public	P	(City Hall, Community Center, Park)
Semi-public	SP	(Churches, Clubs)
Vacant Lot	VL	

Members are to complete the survey as soon as possible and at that time another meeting will be called.

Meeting adjourned.

CITIZENS' PLANNING & ZONING COMMITTEE MEETING  
December 4, 1984

The Citizens' Planning Committee met at 4:00 p.m. in the City Hall at a scheduled meeting with the East Texas Council of Government's Regional Developer and Service Coordinator, Vickie Ellison, presiding.

The following members were present: Glenn Wallace, Gail Bethune, Ron Sanford, Anita Wilson and Maxie Turner.

Ms. Ellison gave each member a copy of the first draft of portions of the overall Community Plan for Canton.

Ms. Ellison went over, in detail, the following sections of the Canton Community Plan: Table of Contents, Regional Setting, Population, Economy and Federal and State Financial Assistance Available to Small Communities.

The section surveys were collected and will be added to a map of Canton to show the location of all single and multi family dwellings, commercial buildings, Industrial areas, Woodlands, Vacant Lots, Public and Semi-public buildings and Agriculture areas.

The next meeting was called for Tuesday, January 29, 1985 at 4:00 p.m.

The meeting was adjourned.

The meeting scheduled for Tuesday, January 29, 1985 was postponed until Wednesday, February 6, 1985 at 4:00 p.m.

CITIZENS' PLANNING & ZONING COMMITTEE MEETING  
February 6, 1985

The Citizens' Planning & Zoning Committee met at 4:00 p.m. in the City Hall at a scheduled meeting with the East Texas Council of Government's Regional Developer and Service Coordinator, Vickie Ellison, presiding.

The following members were present: Glenn Wallace, Gail Bethune, Anita Wilson and Maxie Turner. Ron Sanford was absent.

Ms. Ellison gave each member a copy of the first draft of additional portions of the overall Community Plan for Canton.

Ms. Ellison went over the following sections of the Canton Community Plan: Short Title, Purpose, Definition of Words and Administrative and Enforcement Regulations.

Ms. Ellison showed the committee the progress being made on the city map that is being prepared by the East Texas Council of Governments. This map will show the location of all single and multi-family dwellings, commercial building, industrial areas, woodlands, vacant lots, public and semi-public buildings and agriculture areas.

The next meeting was called for Monday, March 25, 1985 at 4:00 p.m. to discuss the proposed land use map.

The meeting adjourned.

CITIZENS' PLANNING & ZONING COMMITTEE MEETING  
March 25, 1985

The Citizens' Planning & Zoning Committee met at 4:00 p.m. in the City Hall at a scheduled meeting with the East Texas Council of Government's Regional Developer and Service Coordinator, Vickie Ellison, presiding.

The following members were present: Glenn Wallace, Gail Bethune, Anita Wilson, Maxie Turner and Ron Sanford.

Ms. Ellison gave each member a copy of the first draft of additional portions of the overall Community Plan for Canton.

The following sections were reviewed by the Committee: General Provisions, Special Provisions and Site Plan Approval Process.

Ms. Ellison informed the Committee she had taken a new position with a firm in Tyler and would no longer be with the East Texas Council of Governments. Mr. Tom Smyser will be presiding at the meetings in the future.

The next meeting was called for Monday, April 15, 1985 at 4:00 p.m. in the City Hall.

The meeting adjourned.

CITIZENS' PLANNING & ZONING COMMITTEE MEETING  
April 29, 1985

The Citizens' Planning & Zoning Committee met at 4:00 p.m. in the City Hall at a scheduled meeting with the East Texas Council of Government's Regional Developer and Service Coordinator, Tom Smyser.

The following members were present: Glenn Wallace, Gail Bethune, Anita Wilson, Maxie Turner and Ron Sanford.

Mr. Smyser explained to the members of the Committee the present land usage map of Canton and then explained the proposed usage map. He will obtain slide copies of the current map and the proposed map to enable Committee members to study it further.

The next meeting was called for Monday, May 20, 1985, at 4:00 p.m., in the City Hall.

The meeting adjourned.

The meeting scheduled for Monday, May 20, 1985 was postponed and rescheduled for Monday, June 24, 1985, at 4:00 p.m.

CITIZENS' PLANNING & ZONING COMMITTEE MEETING  
June 24, 1985

The Citizens' Planning & Zoning Committee met at 4:00 p.m. in the City Hall at a scheduled meeting with the East Texas Council of Government's Regional Developer and Service Coordinator, Tom Smyser.

The following members were present: Glenn Wallace, Gail Bethune, Maxie Turner and Ron Sanford.

The Committee discussed the proposed zoning ordinance with Mr. Smyser and decided to further study the proposal and then meet to make tentative decisions to forward to Mr. Smyser.

The next meeting was scheduled for Tuesday, July 2, 1985, at 4:00 p.m.

CITIZENS' PLANNING & ZONING COMMITTEE MEETING  
July 2, 1985

The Citizens' Planning & Zoning Committee met at 4:00 p.m., in the City Hall at a scheduled meeting.

The following members were present: Glen Wallace, Gail Bethune, Maxie Turner, Ron Sanford, and Anita Wilson.

After discussing the special zoning needs of the First Monday area, it was agreed that the Committee would schedule a meeting with the Council and Mr. Smyser of the East Texas Council of Governments to arrive at the zoning needs of the area.

The next meeting was scheduled for Tuesday, July 23, 1985, at 6:00 p.m.

CITIZENS' PLANNING & ZONING COMMITTEE MEETING

July 23, 1985

6:00 p.m.

The Citizens' Planning and Zoning Committee met at 6:00 p.m., in the City Hall at a scheduled meeting.

The Committee met in conjunction with the City Council members to discuss the proposed zoning ordinance and the First Monday trade areas. Mr. Smyser was also in attendance and after the Committee decided to designate First Monday Business District #1 and #2, the final draft was turned over to Mr. Smyser.

Meeting adjourned.

PLANNING & ZONING COMMITTEE

August 28, 1986

2:00 p.m.

The Planning and Zoning Committee met on Thursday, August 28, 1986, at 2:00 p.m., in Canton City Hall. All members were present.

Tom Moore motioned that Chuck Whitton serve as Chairman of the Committee. Dave Norman seconded the motion and all were in favor.

Tom Moore motioned that Anita Wilson serve as Vice Chairman of the Committee and Chuck Whitton seconded the motion. All were in favor.

Gerald Turner, City Secretary, informed the Committee that a secretary for the Committee could either be elected or appointed from City employees. Tom Moore motioned that Linda Waggoner be appointed secretary. Dave Norman seconded the motion and all were in favor.

Gerald Turner brought to the attention of the Committee the Kreymer Companies petition to rezone a parcel of property from local business district B-1 to multiple family residential MF-1. Mr. Jim McKnight of the Kreymer Companies explained their proposal. They wish to build an apartment complex consisting of 3 buildings (40 apartment units). Chuck Whitton motioned to recommend to the Council to change the zoning as outlined in the petition. Tom Moore seconded the motion and all were in favor.

Patty Ketchum presented her petition to the Committee to rezone the property located at 411 S. Highway 19 from single family low density R-1 to general business district B-1. After her presentation, Chuck Whitton motioned that the Committee recommend the Council change the zoning as outlined in the petition. Dave Norman seconded the motion and all were in favor.

Meeting adjourned.

PLANNING & ZONING COMMITTEE

November 7, 1986

12:00 p.m.

The Planning and Zoning Committee met on Friday, November 7, 1986, at 12:00 p.m., in the Canton City Hall. All members were present.

Mrs. Winnie Priest's request for zoning change. The request concerned property located at the intersection of Old Mill Creek Road and Etheridge Road, and the change requested was from Agricultural to R-1, single family residential detached, low density. After a discussion by the Committee, Chuck Whitton motioned that the Committee recommend to the Council that the zoning be changed as requested. Dave Norman seconded the motion and all were in favor.

Meeting adjourned.

PLANNING AND ZONING COMMITTEE

June 26, 1987

1:00 p.m.

The Planning and Zoning Committee met at 1:00 p.m. with Clyde Ross, Dave Norman, Chuck Whitton and Tom Moore present.

The request of Bennie Westmoreland to construct a building at the intersection of Highways 19 and 243 was discussed. He would request the he be allowed to construct a 14' X 28' slab construction with a metal roof which would be sided with 5/8" wood siding. He would like to establish a fruit stand at that location. After discussion and a review of a drawing of the structure he desires to build, the Committee unanimously agreed to allow the construction.

Meeting adjourned.

PLANNING AND ZONING COMMITTEE

July 30, 1987

1:00 p.m.

The Planning and Zoning Committee met July 30, 1987, at 1:00 p.m. in Canton City Hall with Clyde Ross, Anita Wilson, Dave Norman and Chuck Whitton present.

Discussion was held concerning the request received from Mr. George Pitts for a change in zoning on his property located off Cherry Creek Lane. He was requesting a change from Rural Agricultural to Single Family Residential. Anita Wilson motioned with Dave Norman seconding, to recommend the change in zoning as outlined in the request to the City Council. All were in favor.

Meeting adjourned.

PLANNING AND ZONING COMMITTEE

December 21, 1987

1:00 p.m.

The Planning and Zoning Committee met December 21, 1987, at 1:00 p.m. in Canton City Hall. Dave Norman, Anita Wilson and Tom Moore were present.

Discussion was held concerning the request received from Gene Levine for a change in zoning on the property formerly known as Richard's Ford Tractor on Highway 19. He was requesting a change from Business to Light Industrial.

Tom Moore motioned to recommend the change in zoning to GI-1 as outlined in the request to the City Council. Anita Wilson seconded and all were in favor.

Meeting adjourned.

PLANNING AND ZONING COMMITTEE

June 14, 1988

1:00 p.m.

The Planning and Zoning Committee met June 14, 1988 at 1:00 p.m. in Canton City Hall. Dave Norman, Tom Moore, Anita Wilson, Chuck Whitton, and Clyde Ross were present.

Discussion was held concerning the request received of Bonny Sumner for a change of zoning from residential to commercial on his property located at the corner of Shady Lane and Highway 243. (Lot 13 of Chitty Subdivision--J. Stockwell survey)

Chuck Whitton motioned with Anita Wilson seconding to recommend the change in zoning as outlined in the request to the City Council. All were in favor.

Meeting adjourned.

PLANNING AND ZONING COMMITTEE

July 19, 1988

1:00 p.m.

The Planning and Zoning Committee met July 19, 1988 at 1:00 p.m. in Canton City Hall. Tom Moore, Anita Wilson, Chuck Whitton, and Clyde Ross were present.

Discussion was held concerning the request received of Elliott R. Wilson for a change in zoning from residential to commercial on his property located at 658 S. Highway 19 in the Jesse Stockwell Survey, Abstract No. 760.

Chuck Whitton motioned with Anita Wilson seconding to recommend the change in zoning as outlined in the request to the City Council. All were in favor.

Meeting adjourned.

PLANNING AND ZONING COMMITTEE

Thursday, September 7, 1989

1:00 p.m.

The Planning and Zoning Committee met at the above named date and time in Canton City Hall. All members were present as follows: Bill Loven, John Crow, Anita Wilson, Johnny Higginbotham, and Orvil Denny. Others present were Mr. Bonny Sumner and City Secretary Al Campbell.

The meeting was called to order and Bill Loven motioned to appoint Orvil Denny as Chairman of the Committee. A second was made by Anita Wilson and all were in favor.

Chairman Denny then called for discussion pertaining to a request from Mr. Bonny Sumner for a zoning change. The property in question is approximately five (5) acres located on the south side of East Tyler Street. Mr. Sumner was requesting a change from Agricultural zoning to First Monday Business 2 zoning.

Following discussion, John Crow motioned to make a recommendation to the City Council in favor of the zoning change. Bill Loven seconded the motion and all were in favor.

The recommendation will be presented to the City Council during the September 19, 1989, meeting.

There being no items for discussion, the meeting adjourned.

PLANNING AND ZONING COMMITTEE

Thursday, October 24, 1989

1:00 p.m.

The Planning and Zoning Committee met in City Hall at 1:00 p.m. with Chairman Orvil Denny presiding. Members present were Anita Wilson and Bill Loven. Members absent were Johnny Higginbotham and John Crow.

Chairman Denny called the meeting to order and opened with discussion pertaining to a change in zoning requested from Mr. Ray Lawley. Mr. Lawley was requesting that his property on Highway 198 and Short Street be changed from B-1 and R-1 to B-2 in order to allow the construction of another shop and a car lot.

The committee reviewed responses from seven (7) neighboring property owners which were all in favor of the change.

Following discussion, Bill Loven motioned to recommend such a change to the City Council. Anita Wilson seconded the motion and all were in favor.

The recommendation will be presented to the Canton City Council for a final decision Tuesday, October 24, 1989, at 6:30 p.m. during their regular council meeting.

There being no further requests for consideration, the meeting adjourned.

PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
CITY OF CANTON, TEXAS  
JANUARY 4, 1990, THURSDAY, 1:00 P.M.  
CITY HALL, 290 East Tyler Street  
CANTON, TEXAS

A G E N D A

Hold Public Hearing on a request from Malouf Company to change zoning on eight acres in JAMES DOUTHIT SURVEY A-198 from B2 to First Monday Business and make recommendation to City Council.

  
Al Campbell, City Secretary

PLANNING AND ZONING COMMITTEE

July 12, 1990

1:00 p.m.

The Planning and Zoning Committee met for a called meeting in City Hall with Chairman Orvil Denny presiding. Members present were Anita Wilson, Bill Loven, and John Crow. Johnny Higginbotham was absent.

Others present were City Secretary Al Campbell, Angus Travis, and Mr. and Mrs. Norman Oswald.

Al Campbell informed the Committee of Mr. James Guess' request to change the zoning of his vacant lot on Highway 19 from Residential to Business 1. Mr. Guess has a prospective buyer for the property who wishes to build a home with one room on the end to be enclosed with glass for displaying merchandise.

Mr. Campbell also informed the Committee of a recommendation from the East Texas Council of Governments to avoid such a change due to the fact that the property does not abut any other business zoned areas and granting the change would constitute spot zoning.

All property owners within 200 feet of the questioned property had been notified. One response was received through the mail by Mr. Elliott Wilson in favor. Mr. and Mrs. Oswald stated they were not in favor of the change as did Mr. Angus Travis.

Discussion was also held pertaining to the prospective purchaser building a home and then applying for a home occupation permit.

Bill Loven motioned to recommend to the City Council that this request not be granted. Anita Wilson seconded the motion and all were in favor.

The meeting adjourned.

Mr. Guess was then contacted by phone as to the results of the meeting. He asked that the request be withdrawn prior to presentation to the City Council. Mr. Guess will receive half of the fee back as this request is now withdrawn.

PLANNING AND ZONING COMMITTEE

Friday, November 2, 1990

1:00 p.m.

The Planning and Zoning Committee met at the above date and time with the following members present: Anita Wilson, John Crow, Bill Loven, and Johnny Higginbotham. Chairman Orvil Denny was unable to attend.

City Secretary Al Campbell informed the Committee of Mr. Barry Jack Deen's request to change zoning from agriculture to business on property located off W. Highway 64. Mr. Campbell also informed the Committee of the replies received from adjoining property owners as the majority indicating they were against the change.

Mr. Campbell then stated that Mr. Tom Smyser of the East Texas Council of Governments recommended that a site plan be presented for approval prior to consideration of the request as in accordance with the Zoning Ordinance.

The Committee briefly discussed this request with Mr. Deen and asked Mr. Deen to present a site plan at his earliest convenience. Mr. Deen plans to have the site plan in City Hall by Wednesday, November 7th and the Committee will meet again Friday, November 9th at 1:00 to further consider this matter.

Meeting adjourned.

PLANNING AND ZONING COMMITTEE

November 9, 1990

1:00 p.m.

The Planning and Zoning Committee meeting was postponed due to the lack of a required quorum. Those present were Chairman Orvil Denny, John Crow, and Anita Wilson. Absent were Johnny Higginbotham and Bill Loven.

The meeting was rescheduled for Tuesday, November 13, 1990 at 2:00 p.m. in City Hall.

## PLANNING AND ZONING COMMITTEE

November 13, 1990

2:00 p.m.

The Planning and Zoning Committee met for a called meeting at City Hall. All members were present as follows: Chairman Orvil Denny, John Crow, Bill Loven, Anita Wilson, and Johnny Higginbotham who arrived a few minutes late, immediately following action on the site plan.

The Committee reviewed a site plan submitted by Billy Jack Deen as to proposed development on his property located off W. Highway 64. Bill Loven motioned to accept the site plan with John Crow seconding. All present were in favor.

Mr. Higginbotham arrived and the discussion began pertaining to Mr. Deen's request to re-zone said property from Agriculture to Commercial. Mr. & Mrs. Glen Wallace, Mr. William Crook, and Mr. & Mrs. G. B. Myers, adjoining property owners, were present to voice their opposition to the zoning change. They expressed their desire that the Committee include requesting Mr. Deen to construct a seven (7) foot wooden fence along the property line should they plan to recommend the change. Mr. Deen also addressed the Committee and property owners concerning concessions he has previously made in order for the sub-division to be constructed.

Following discussion, John Crow motioned that the Committee recommend the zoning change to the City Council. Johnny Higginbotham seconded and all were in favor. The motion carried.