



**VILLAGE OF PLEAK  
OCTOBER 1, 2014  
JOINT WORKSHOP  
MINUTES**

The Board of Aldermen of the Village of Pleak, Texas held a Joint Workshop with the Planning Commission of the Village of Pleak, open to the public, on October 1, 2014 at 7 p.m. in the Pleak Village Hall located at 6621 FM 2218 South, Richmond, Texas. Mayor Larry Bittner, Mayor Pro-Tem Michael John, Al Warnasch, Joanne McRae, Brenda Jaynes, Wade Goates and Planning Commission members E.J. Kainer, Janell Kucera, Ann LaClaire and David Jaloway. Mayor Bittner opened the meeting with the Pledge of Allegiance.

**1. Council to discuss with the Planning Commission on our goals to achieve on the 5 year plan for the future of the Village of Pleak.**

Chris Brown with Edminster, Hinshaw, Russ and Associates, Inc. was present to begin the Zoning Ordinance process. The main reason for zoning is to protect the land that is already established. The zoning ordinance should match the subdivision ordinance. Current use of land already established will be grandfathered until sold or no longer used for that purpose or vacant for a determined time set in the zoning ordinance. New establishments will have to follow the zoning ordinance rules. Conditional Use Permits or Overlay zones are tools that can be used for deviations to the zoning ordinance and has to be approved by the Planning and Zoning Commission. Chris Brown received many ideas from the council and planning commission members that were present at the workshop. Chris Brown will now start the process to work on the language, codes for the map and documents for the council and planning commission to review at a later date.

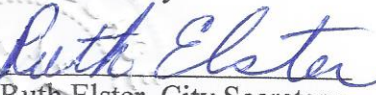
**2. Adjournment.**

Mayor Bittner adjourned the workshop.

Approved By:

  
Mayor Larry Bittner

Submitted By:

  
Ruth Elster, City Secretary