

**MINUTES – REGULAR SESSION**  
**TOM BEAN PLANNING AND ZONING BOARD**  
**201 S Britton**  
**Tom Bean, Texas 75489**  
<http://www.tombean.net>  
**Thursday, March 7, 2019 – 6:00 p.m.**

On Thursday, March 7, 2019 at 6:00 p.m. the Tom Bean Planning and Zoning Board met in a regular Session in the Council Chambers.

**1. CALL TO ORDER**

Rodger Eppler, Chair called the meeting to order at 6:07 p.m.

**2. ROLL CALL**

Rodger Eppler, Chair - present

Lonnie Jones - present

Richard Tworek – present

Patti Hanni, Secretary - present

Visitors Present: Justin Matous

**3. NEW BUSINESS**

- 3.1** Consider and Act upon approving the minutes from February 7, 2019 meeting.

**Motion:** Upon motion by Tworek and seconded by Jones, the Board voted Four (4) for and Zero (0) opposed to approve the minutes for the February 7 Board Meeting. Motion passed.

- 3.2** Consider and Act upon approving variance request for Justin Matous at 331 East Bonham St in Tom Bean.

**Discuss:** Justin Matous requested variance to place a 16' x 20' Storage building in back yard. Available space 32' x 70'. Based on pictures provided, there are two buildings on east Side of fence and house. The small storage shed on North East side of existing fence is covered in motion for variance and to be moved inside fence. The other structure against the house, a chicken coup, was not presented in the variance request.

**Motion:** Upon motion by Tworek and seconded by Jones the board voted Four (4) for and Zero (0) opposed to approve a 5' variance from fence on North side to proposed placement of storage shed; on the East side removal of existing fence for proposed storage shed placement, no variance is necessary. The area between house and proposed placement of storage building is 9', therefore a 6' variance between house and storage shed proposed placement; with the recommendation that the storage building be built, painted or stained to match the fence. The storage shed currently on Northeast corner outside of fence is to be moved inside fence with a variance of 5' from fence on two sides. Motion passed


**3.3** Consider and Act upon the number of meetings per month, day and time.

**Motion:** Upon motion by Hanni and seconded by Tworek the board voted Four (4) for and Zero (0) opposed to approve one (1) meeting per month on the first (1<sup>st</sup>) Thursday at 6:00 pm of each month. Motion passed.

#### 4. ADJOURN

**Motion:** Upon motion by Tworek and seconded by Jones, the Board voted Four (4) for and Zero (0) opposed to adjourn the session of the Tom Bean Planning and Zoning Board at 7:12 pm. Motion passed.

**APPROVED:**

  
Richard Tworek Rodger Eppler, Chair

**DATE:** MAR 2019

**ATTEST:**

  
Patti Hanni, Secretary