

## Minutes of the January 28, 2019 OVIS Meeting

Those in attendance were: Brian Smith, Dennis Green, Donna Green, Gary Tyler, Sarah Couture Pope, Jessica Flammer Koch, Connie Rieben, James Wiesner, Holly Jean Smith, Theresa Ross, Ron Volz, Jean Volz, Greg Smith, Dave Ennis, Todd Guarino, Andrea Guarino, Sarah Stone, Beau Plessner, Brian Mathey, Matt Tiernan, Gary Hunt, Kelly Duncan Noble, Gordy Link, Darlene Link, Julie Longen, and Sue White.

Brian called the meeting to order at 7 PM at the Hall.

He indicated the previous meeting minutes had been distributed by email. The minutes were approved.

Jim provided the financial report including revenues and expenditures since the last meeting. He indicated the paid OVIS membership was 151 with 24 more to be renewed by PayPal. There are 16 paid sponsors. The current balance is \$16,163.11.

Dennis also reported that new Community entry signs were installed.

Dennis indicated there are several hall rentals committed in the coming months.

Concerning meeting program thoughts Brian reported that he is working on a program for possibly the February or March meeting. This would be a community program presented by someone from the Honeymoon Island State Park.

Brian then introduced the next item which was a proposed rezoning at 600 Pennsylvania. This is the property east of Ryan's Woods and is a little over 5 acres of land which contains two structures. Jessica Koch presented this project indicating the zoning would go from R-3 to RM-5 to allow for a multiunit development. She introduced Sarah Couture Pope who is a member of the family that owns property. She talked about her family's heritage connected with the property and the community. Jessica Koch then introduced Gary Tyler who was the engineer for the project. He reviewed the proposal. There were a number of people present who expressed considerable concern with the proposal to change the zoning. They noted that the project would not fit the established community feel of Ozona and that there was too much development in the project. They noted the traffic impact this would have. After the proposal team left, there was continued discussion about concerns with this project. The people felt that if development was to occur it should occur with the current zoning of R-3 which allows less development. The group felt that OVIS should convey these concerns to the County Boards that make these zoning decisions. It was first thought to schedule that decision for the February OVIS meeting. However, upon reflection it seemed important to have people informed as to the community views as soon as possible. Therefore, OVIS took action to inform the County by letter that the zoning should not be changed and that the property should be developed under its current zoning of R-3. Brian indicated that the community will be informed of the meeting dates that the Planning Board and the County Commission will take this matter up.

Brian then brought up the Board of Adjustment case BA-01-02-19 which includes a set of variances to permit a self-storage building on the west side of Alternate US 19 just south of Sherwood RV park. Brian noted that this land-use activity was permitted in that zoning, but the proposers needed the variances to fit the project on the site. However it appears the variances would have environmental impacts. Based upon discussion OVIS decided to recommend by letter the variances not be granted and to note concerns about the preservation of the environment in this area. The Board of Adjustment hearing is February 7.

There being no further business the meeting was adjourned at 8 PM.