

FANNIN COUNTY SUBDIVISION COMMITTEE

01/27/2021 Meeting Minutes

THE STATE OF TEXAS
COUNTY OF FANNIN

On Wednesday, Jan, 27, 2021, the Fannin County Subdivision Committee held a public meeting after public notice was posted on Jan 21, 2021 at 8:39 a.m. with the following board members being present:

Board members present:

A.J. Self	Jim Simpson
Jarret Tucker	
Cody Jones	
Kristie Tatar	
Matt Simpson	

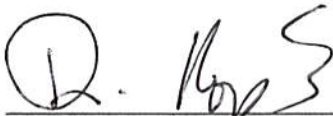
Guests & others present: Di Hopkins, Maureen Henderson, Richard Glaser, and Mark Briley

- 1. Call to Order / Establish Quorum;**
Commissioner A.J. Self, Chair called the meeting to order at 9:03 a.m. Dean Lackey absent.
Quorum established.
- 2. Introductions;**
AJ Self Introduced, Maureen Henderson and Richard Glaser
- 3. Public Forum;**
No comments
- 4. Approve Meeting Minutes from 10/28/2020;**
Matt Simpson made a motion to approve the minutes from 10/28/20.
Cody Jones seconded the motion. Motion passed 6-0.
- 5. Discussion consideration and action regarding setting of penalties, with a time limit to complete a replat;**
There was discussion that a form letter be compiled to state that owners have 30 days to start the procedure to come into compliance and 90 days in which it must be completed. Richard Glaser was asked to look into appropriate wording and penalties. Richard Glaser recommended we research how other counties handled these matters. Cody Jones recommended that the land surveyors should be held accountable, that a land surveyor found to be in violation could be subject to a fine or a formal complaint be filed with "The Texas Board of Professional Land Surveying" (TBPLS) stating an illegal division of property. It was suggested that a letter should be drafted to send to all Surveyors. A list of Surveyor companies in Fannin County needs to be compiled.

6. **Discussion, Consideration and action regarding subdivisions that have not been completed through the court;**
Matt Simpson stated that old illegal severances and subdivisions could not be penalized only those moving forward. There was discussion that lots separated due to condemnation do not have to file a replat, but it could be required that a surveyor be required to file all surveys made with the Deed of the property?
7. **Discussion, Consideration and action regarding new Subdivision related topics in the county;**
Discussion, "Gateway Lot 1" had been missed on property that was then subdivided and called Lake Trails Estate, it was suggested that board members review all plats to help stop errors, general consensus that bringing them before the committee only once each month would make the hold time for subdivisions too long, it was suggestion that the plats be emailed to the individuals, with no discussion between members outside of a meeting to avoid a walking quorum.
Jim Simpson made a motion to approve emailing of plats for review, Seconded by Cody Jones. Motion passed 6-0.
8. **Discussion, Consideration and action regarding new subdivision related topics in the county;**
There was discussion on not allowing 1 time severance of flag shaped lots that only had a 20ft easement for a driveway. Di Hopkins asked for construction plans for roads so that it can be added to the subdivision regulations update.
9. **Set next subdivision committee regular meeting;**
Discussion, next meeting, Feb 24, 2021, 9:00 am. Jim Simpson made a motion to approve, Seconded by Jarret Tucker. Motion passed 6-0.
10. **Adjourn;**
Jim Simpson made a motion to adjourn, Seconded by Cody Jones. Motion passed 6-0.
Adjourned 10:47am

The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held the 27th day of Jan, 2021 at 9:00 a.m.

ATTEST:



Di Hopkins - Director
Fannin County Development Services