

**BUILDING AND STANDARDS COMMISSION
MEETING MINUTES OF JUNE 1, 2023**

APPROVED

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The Building and Standards Commission of the City of Bedford, Texas, met at 6:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive, Bedford, Texas on the 1st day of June 2023 with the following members present:

Since there was no appointed Chairman at the start of the meeting, Wes Morrison, Community Development Manager, call the meeting to order at 6:00 p.m.

MEMBERS PRESENT / ROLL CALL

Chairman: Randy Youngs

Vice Chairman: Jesse Owens

Members: Siang Sang
 April Wheeler
 Tom Bresnahan

Alternates: Stephanie Yarbrough
 Dave Hatley

STAFF PRESENT

Wes Morrison	Community Development Manager
Autumn Keefer	City Attorney/TOASE
Jose Saenz	Planner

(The following items were considered in accordance with the official agenda posted by Monday, May 29, 2023 at 5:00 p.m.).

ITEMS TO BE CONSIDERED

1. Appoint Chairperson of Building & Standards Commission

Wes Morrison asked for any nominations to be Chairperson.

Motion: Commissioner Bresnahan made a motion to nominate Commissioner Youngs to be Chairperson.

Commissioner Owens seconded the motion, and the vote was as follows:

Ayes: 5, Nays: 0, Abstention: 0

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Motion approved 5-0-0. The vote was as follows:

Ayes: Chairman Youngs, Commissioners Owens, Sang, Wheeler and Bresnahan
Nays: 0
Abstention: 0

Wes has invited Chairman Youngs to continue to conduct this meeting.

2. Appoint Vice Chairperson of Building & Standards Commission

Chairman Youngs asked for any nominations to be Vice Chairperson.

Motion: Commissioner Bresnahan made a motion to nominate Commissioner Owens to be Vice Chairperson.

Commissioner Wheeler seconded the motion, and the vote was as follows:

Ayes: 5, Nays: 0, Abstention: 0

Motion approved 5-0-0. The vote was as follows:

Ayes: Chairman Youngs, Commissioners Owens, Sang, Wheeler and Bresnahan
Nays: 0
Abstention: 0

3. Review and consider adoption of the Building & Standards Commission Rules of Procedure as required by Chapter 54.034(b) of Texas Local Government Code.

Chairman Youngs had some questions for Staff in regards to the proposed Rules of Procedure which included some wording, verbiage, interpretation and clarification of certain procedures.

Commissioner Wheeler asked of who prepares this document and Wes responded that this document was prepared by the City Attorney.

There being no more discussion or questions from the Commission, a motion was made.

Motion: Commissioner Wheeler made a motion to approve the Building & Standards Commission Rules of Procedure with the modifications as discussed.

Commissioner Owens seconded the motion, and the vote was as follows:

Ayes: 5, Nays: 0, Abstention: 0

Motion approved 5-0-0. The vote was as follows:

Ayes: Chairman Youngs, Commissioners Owens, Sang, Wheeler and Bresnahan
Nays: 0
Abstention: 0

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4. Conduct a hearing and consider an appeal of a City Official interpretation of Chapter 6 Article III entitled “Signs”, specifically related to Section 6-72 entitled “Temporary Signs”. (APEL-23-1)

Chairman Youngs has asked the members in attendance that if they come up to speak, to please state your name, your address and your relationship to the item being discussed.

Chairman Youngs has asked Staff to provide a presentation on this item. Wes provided a brief presentation and summary of this item.

There were some questions and discussion between the Commission and Staff in regards to enforcement and zoning of this property and area.

Chairman Youngs has asked for the representative of this appeal to come up and speak.

The Applicant of the appeal, Timothy Sturm, also the property owner of 900 Glenda Drive, came up to speak and to present his case. Mr. Sturm prepared and shared his speech.

Following Mr. Sturm’s speech and presentation, there were some questions and discussions between Commissioner Wheeler and Mr. Sturm on how the sign is classified and the interpretation of “Church, Charity & Civic, On-premise” and “Church, Charity & Civic, Off-premise” signs. There were also some discussion regarding the cost per puppy in which the Mr. Sturm indicated that it was initially at \$750 per puppy and then the price dropped down to \$450 per puppy.

There were some questions and discussions between Commissioner Hatley and Mr. Sturm in regards to getting clarification on the type of temporary sign that is currently on the property and how long the sign has been out there and when it will be removed.

Commissioner Sang had some questions for the Applicant in regards to the size of the sign and Mr. Sturm responded that the sign is 36 square feet in size. There were some discussion between Commissioner Sang and Mr. Sturm in regards to the exemptions and if any of those would apply.

Commissioner Owens asked the Applicant questions in regards to advertising the puppies on social media platforms since more outreach can be accomplished through these methods. Mr. Sturm indicated that he has received some rude comments and calls from social media posts and some of his posts got rejected for not meeting the criteria to post on the social media groups.

Discussions took place between Chairman Youngs with some Commissioners and Mr. Sturm in regards to the time frame and time limit of the sign being placed on the property.

(Note: Commissioner Bresnahan excused himself from the meeting at 6:50 pm)

Since there were no other questions from the Commission, Chairman Young invited any members in attendance to come up and speak.

Jeri Wilhelm, one of the neighbors of Mr. Sturm, came up to speak. Ms. Wilhelm mentioned how Mr. Sturm did have issues with social media in regards to advertising the puppies and how some of the

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posts got denied and she also indicated that they have tried to share on social media as well but had some problems. She assured that this sign was only temporary, and that Mr. Sturm tried to follow the rules and do his due diligence to find homes for these puppies.

Commissioner Wheeler asked Ms. Wilhelm if she shared this post on her personal social media and Ms. Wilhelm responded that she tried different ways to share but got denied due to violations of posting on the various social media groups but was able to share on her personal Facebook page.

Chairman Youngs asked if there is anyone else who would like to speak.

Teresa Q., one of the neighbors of Mr. Sturm, came up to speak. She just wanted to mention that none of the neighbors, including herself, had no issues with the sign and that they were happy that Mr. Sturm was trying to find homes for the puppies.

Since there were no other members from the audience to speak, the Commission had discussions in regards to the classification of this sign and whether or not this type of sign is allowed. It was also clarified that the Applicant is not asking for additional time but instead asking for this type of sign to be categorized and be allowed under the ordinance.

Since there was no more discussion from the Commission, a motion was made.

Motion: Commissioner Wheeler made a motion to close the discussion:

Commissioner Siang seconded the motion, and the vote was as follows:

Motion approved 5-0-0. The vote was as follows:

Ayes: Chairman Youngs, Commissioners Owens, Sang, Wheeler and Yarbrough

Nays: 0

Abstention: 0

(Note: Commissioner Bresnahan excused himself from the meeting at 6:50 pm which activated Alternate Member #1)

Discussion on this item was closed. Chairman Youngs entertained a motion to vote on the Appeal.

Motion: Commissioner Wheeler made a motion to deny the APEL-23-1:

Commissioner Siang seconded the motion, and the vote was as follows:

Motion approved 5-0-0. The vote was as follows:

Ayes: Chairman Youngs, Commissioners Owens, Sang, Wheeler and Yarbrough

Nays: 0

Abstention: 0

5. Take any action necessary as a result of the Executive Session.

There was no need and no Executive Session was held during this meeting.

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ADJOURNMENT

Motion: Commissioner Owens made a motion to adjourn.

Commissioner Sang seconded the motion, and the vote was as follows:

Ayes: 5, Nays: 0, Abstention: 0

Motion approved 5-0-0. The vote was as follows:

Ayes: Chairman Youngs, Commissioners Owens, Sang, Wheeler and Yarbrough

Nays: 0

Abstention: 0

The Building and Standards Commission meeting adjourned at 7:07 p.m.

**Chairman Youngs
Building & Standards Commission**

ATTEST:

**Wes Morrison
Community Development Manager**