

Minutes
Architectural Control Committee Meeting

The Architectural Control Committee met on Wednesday, October 2, **2024**, at 12:15 p.m., at City Hall located at 605 Spring Street, Columbus, Texas.

The following individuals were present:

President/Presiding Officer	-	Bruce Tesch
Vice-Chairman/ACC Member	-	Michael Ridlen
City Manager	-	Donald Warschak
Assistant City Secretary	-	Dinah Jacobs

1. Call to Order.

Bruce Tesch called the ACC meeting to order at 12:25 p.m.

2. Discussion and Action, if necessary, regarding recommendations for the proposed Lauren Concrete project.

Donald Warschak presented the renderings, a copy of which is attached to these minutes, from Lauren Concrete, showing the proposed plans for the facility. There was a list of four issues from Ryan Bartholomew that needed addressing. These items were all discussed. A copy is attached to these minutes. Warschak stated everything was in line as it should be and in accordance with the covenants at the Industrial Park.


Michael Ridlen made a motion to recommend approval of the Lauren Concrete project plans as presented to CCIDC with the items discussed for approval with the exception of the 40' front setback. Donald Warschak seconded the motion. There was no further discussion. The vote was as follows:

Ayes: Warschak, Ridlen, and Tesch

The motion passed.

3. Adjourn.

Bruce Tesch adjourned the meeting at 1:24 p.m.


Bruce Tesch, CCIDC President


Attest

Donald Warschak

From: Bruce Tesch <b-tesch@att.net>
Sent: Wednesday, October 2, 2024 11:16 AM
To: Donald Warschak
Subject: Fwd: GF CO-24-146; Title Objection Letter

Sent from my iPhone

Begin forwarded message:

From: Ryan Bartholomew <bartryan@gmail.com>
Date: October 1, 2024 at 2:30:53 PM CDT
To: dawn@dittmarlaw.com, Bruce Tesch <b-tesch@att.net>
Cc: Eric Visser <eric@visserlaw.com>, b_tesch@att.net, Ryan Bartholomew <ryanb@concrete.com>
Subject: Re: GF CO-24-146; Title Objection Letter

Good afternoon Bruce and Dawn,

There are four issues that we are still working through. None of them are major hurdles but will take more time than we have. The items are listed below.

1. Correcting title and getting survey reviewed (underway)
 2. Amendment of the plat to remove utility easement. (We are confident we do not want it between the properties and are working with the power company to confirm the new location for power and easement will work for them).
 3. Confirmation of legal status for 12 acres or a pathway to get that lot subdivided per the subdivision ordinance.
 4. Variance requirements and plan approval for several items including: Some of these require variances and other approvals from ACC.
- ✓ Removal of set backs between the two properties (this may have been done already). Was 40' setback removed from the front of the property? *-front*
 - 👁 Base material under parking for commercial vehicles and loader (not concrete). (Section 6: Parking)
 - 👁 All aggregates will be stored outside in open bins. (Section 7; Outside Storage)
 - 👁 Aggregate bins will be constructed of concrete bin-blocks. (May need approval) See example in plan submitted to ACC
 - 👁 General layout of driveways and flowerbeds and location of office, dumpster, pond, concrete plant, power, etc approval from ACC. (Plan submitted to ACC)

