

**Lake Ralph Hall Zoning Commission
Minutes of Meeting of March 13, 2025**

The Regular Meeting, held at the Ladonia City Hall, was called to order by Chairman Newt Cunningham at 5:30 p.m. Present were Chairman Newt Cunningham and Commissioners Jaylen Wallace, Greg Morris and Kurt Fogelberg. A quorum was present.

2. Public Comment. No one spoke in public comment.

3. Discussion, consideration and action to approve minutes from the October 17, 2024 Regular Meeting. The minutes were approved upon motion by Coms. Wallace and second by Coms. Morris. Motion passed unanimously.

4. Discussion regarding proposed Municipal Management District in Ladonia, approximately 350 acres, Property ID#s 73819, 73820, 80936, 80937, 80938, 80941 and 81831.

Chairman Cunningham reported that the Commissioners Court had looked at this and issued a letter of approval as long as the County had a say in future development. He believes that these types of districts benefit the County. The District would have to be approved by the State Legislature. Jake Nolan spoke on behalf of the owners of the proposed District, which would be a vehicle for financing the infrastructure. Doug Janeway of Upper Trinity reported that Upper Trinity had also issued a letter of support, which letter encourages the District to request annexation into the City of Ladonia.

5. Discussion regarding progress of the Lake Ralph Hall shoreline management plan.

Chairman Cunningham asked Mr. Janeway about the status of the shoreline management plan. Mr. Janeway presented a powerpoint with the highlights of the draft plan. Chairman Cunningham reminded Mr. Janeway that Upper Trinity property was subject to zoning restrictions. Mr. Janeway discussed the draft plan, including general maintenance permits and permits for individual docks and community docks. Other permits are walking access path permits. Marinas were discussed. Boat permits will be required. Private boat docks will be floating docks and cannot be enclosed. Private boat docks must be an accessory use to a house.

6. Discussion, consideration and action to approve setting a hearing to hear comments regarding removal of Section 5.01, On-Site Sewage Facilities (OSSFs) from the Lake Ralph Hall Zoning Regulations.

7. Discussion regarding sewage/septic engineering study.

Chairman Cunningham said that the Commission is looking for a more complete report from Upper Trinity. He asked Ms. Hopkins about a date. She said that the Commission is still awaiting the engineering study. Mr. Janeway mentioned the Jacobs Engineering Group study dated August 1, 2023. In discussing the history of the project, he said that from the beginning Upper Trinity supported sewage treatment plants for subdivisions/developments, but not for single family homes. He discussed the contract with the County to promote policies for developments that will have community wastewater collection systems, recognizing that this will not always be possible. Chairman Cunningham said that the County also wants water quality around the lake, and needs more information. Mr. Janeway quoted from a study for another lake. Chairman Cunningham said that the economics of having a sewage treatment plant means that high density housing is required. Ms. Hopkins pointed out that the draft Shoreline Management Plan requires a lakefront lot applying for a dock permit to be connected to a sewage treatment plant. Mr. Janeway said that this requirement was put in to protect Upper Trinity. Chairman Cunningham asked for the engineer to be present at a future meeting. Mr. Janeway also noted that Upper Trinity has a draft Water/Wastewater Master Plan. Ms. Hopkins also noted a number of options that have not been considered.

8. Discussion, consideration and action to set the next Lake Ralph Hall Zoning Commission meeting.

A motion to set the next meeting for May 1 at 5:30 p.m. was made by Coms. Fogelberg, second by Coms. Wallace. Motion passed unanimously.

9. Adjourn Public Meeting

A motion to adjourn was made by Coms. Wallace, seconded by Coms. Morris. Motion passed unanimously.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Ralph Hall Zoning Commission meeting that was held on the 13th day of March, 2025 at 5:30 p.m.

ATTEST: