

**CITY OF EDGEWOOD
PLANNING AND ZONING BOARD MINUTES
May 14, 2012**

Chairwoman, Regina Dunay, called to order at 6:31 p.m. the Planning & Zoning Board meeting on Monday, May 14, 2012 in the Council Chambers of City Hall, 405 Larue Avenue, at 6:30 p.m., followed by the Pledge of Allegiance. City Clerk Meeks noted those members in attendance and confirmed a quorum was present.

Board Members in Attendance

Regina Dunay, Chair Woman
Frank Aguilar
Susan Lomas
Brian Leahy
Marion Rayburn

(Quorum Established)

Staff in Attendance

Bea L. Meeks, City Clerk
Sam Sebaali, Engineer

Approval of Minutes – March 12, 2012, Planning & Zoning Meeting

City Clerk Meeks announced that the minutes of the March 12, 2012 meeting were not prepared, and will be considered in the next Planning & Zoning board meeting.

Swearing-In New Board Member

City Clerk Meeks administered the oath of office to Marion K. Rayburn.

City Clerk Meeks noted that with the resignation of Debbie Younglove, the Board needed to consider a new co-chair. They requested to wait until Brian Leahy was in attendance.

City Clerk Meeks noted Board Member Leahy is now in attendance (6:35 p.m.)

REVIEW AND CONSIDERATION OF REQUEST FOR VARIANCE:

1. BOAT DOCK VARIANCE (Setback) – LAKE GATLIN - 1077 WINDSONG ROAD; CHARLES KRAMER AND LAURA KRAMER, OWNER – DOUG LANGFORD, CONTRACTOR

City Clerk Meeks noted that Sam Sebaali, the City's new engineer is in attendance. Chairwoman Dunay deferred to Engineer Sebaali to provide his report regarding the boat dock variance. Engineer Sebaali said in his opinion the applicant met the requirements of a variance. He noted that his written conditions are in the Board's agenda packet, and he is willing to answer any questions. City Clerk Meeks said Doug Langford is in attendance and is prepared to answer questions. Mr. Langford said he

represents the owners, as their contractor. He said the owners are replacing an existing boat dock, which required a variance. Mr. Langford provided the Board with pictures of the existing boat dock.

City Clerk Meeks noted that the property was posted and that twenty-one letters were mailed. She said there were no objections, or comments. She noted that one person inquired as to the boat dock, but only out of curiosity because they saw the sign.

Chairwoman Dunay questioned the width of the canal. It was noted that the vegetation in the canal makes the canal seem smaller in width. Mr. Langford confirmed that the owners couldn't comply with the setback when the boat dock was originally built, and the current owner is faced with the same issue. Board Member Leahy said there is enough room to turn around on the canal for any boat that can get in the canal.

Chairwoman Dunay noted the special conditions and the seven conditions provided in their agenda packet; all members agreed that the special conditions and conditions are okay.

Board Member Frank Aguilar made the motion to approve the boat dock, as it met the requirements for a variance, along with approval of the seven conditions, with Second by Susan Lomas. Unanimously approved.

2. VARIANCE APPLICATION (Non-Conforming Use) - JEFF AND HAYLEY BAKER, OWNER; ROSS JORDAN, CONTRACTOR

Chairwoman Dunay referred to Engineer Sebaali to give his report regarding the request for a variance for a non-conforming porch. Engineer Sebaali said that there are six requirements for the subject variance. Engineer Sebaali said he concurs with the planner's report. He stated each of the requirements for a variance for the subject property, and explained why the requirement was met. City Clerk Meeks said that the notice was posted, and thirty-nine letters were mailed, and staff did not receive any objections, comments or inquiries.

City Clerk Meeks said that Planner Hardgrove asked that emphasis be provided as stated in her recommendations. City Clerk Meeks suggested that if the Board is in favor of the request that they state in their Motion that the variance is only for the porch and no other non-conforming use, and that any other requests would have to be brought to the Board. Ross Jordan, contractor, provided his reasons for the request.

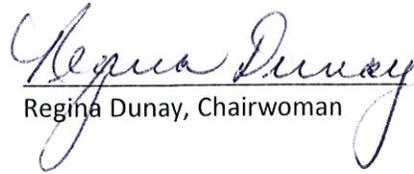
Motion by Board Member Frank Aguilar to approve the variance only as to the porch, Second by Brian Leahy. Unanimously approved.

NEW BUSINESS:

Chairwoman Dunay explained to Board Member Brian Leahy that a co-chair was needed. ***Board Member Brian Leahy nominated Board Member Susan Lomas, with second by Chairwoman Dunay. Board Member Susan Lomas respectfully declined. Board Member Lomas nominated Board Member Brian Leahy, with second by Board Member Frank Aguilar. Unanimously approved.***

Board Member Frank Aguilar announced this is his last meeting because he is moving out of the City. City Clerk Meeks noted no applications at this time for the Planning & Zoning Board.

There being no other business or comments, the Planning & Zoning board meeting adjourned at 9:20 p.m.


Regina Dunay, Chairwoman

ATTEST


Bea L. Meeks, MMC, CPM
City Clerk