

PLANNING & ZONING BOARD MEETING MINUTES
October 12, 2015

Attendees:

Regina Dunay, Chairperson
Susan Lomas, Vice-Chairperson
Marion Rayburn, Board Member
Chris Rader, Board Member

Absent:

Wade Fischer, Board Member
Chris Rader, Board Member

Staff:

Bea Meeks, City Clerk
Ellen Hardgrove, AICP
Drew Smith, City Attorney
Chief Francisco, Police Chief
Debbie Cabales, Code Enforcement Officer

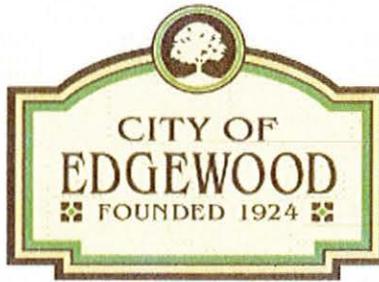
CALL TO ORDER

Chairperson Regina Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m., followed by the Pledge of Allegiance. City Clerk Bea Meeks announced the absence of Board Member Wade Fischer; however, there was a quorum.

APPROVAL OF MINUTES

- July 13, 2015 – Regular P&Z Meeting

Board Member Lomas made the Motion to approve the July 13, 2015 minutes; Seconded by Chairwoman Dunay. Unanimously approved (3/0)



NEW BUSINESS

a. VARIANCE(S) APPLICATION FOR MARC AND SHANNON COMPERE AT 275 PRESCOTT DRIVE. (APPLICATION VAR#2015-03)

Chairwoman Dunay referred to Engineer Sebaali for his report regarding the Compere variance request. Engineer Sebaali provided the following information:

- He explained the setbacks per the requirements of the City Code.
- Noted that the property owner to the South provided a letter with no objection to the boat dock.
- He explained the problems with shallow water which would not be a good place for a boat dock. He said this is why he proposed the boat dock's location provided in the plan.
- He recommended approval of the boat dock.

Mrs. Compere was in attendance and explained that the boat dock's placement is better for navigation.

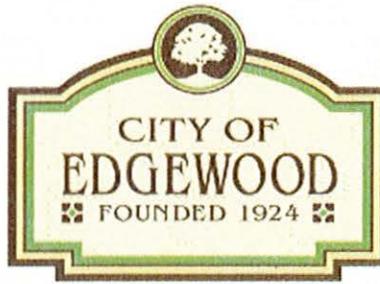
Chairwoman Dunay asked for public comments; there were none.

Board Member Lomas made the Motion to approve the Compere's Variance request (2015-03) as presented; Seconded by Board Member Rayburn. Unanimously approved 3/0.

City Clerk Meeks confirmed that the Board's recommendation for approval will move forward to the October 20, 2015 City Council meeting.

b. SPECIAL EXCEPTION(S) APPLICATION FOR PROPOSED DWELLING IN CONJUNCTION WITH A COMMERCIAL USE FOR ALUMI-TECH. (APPLICATION SE#2015-02)

Chairwoman Dunay referred to Planner Hardgrove for her report regarding Alumitech's special exception application. Planner Hardgrove said the special exception is before the Board because of a Code violation. She explained that there is a residential use within the Commercial use. Planner Hardgrove provided a brief history that she and Administrative Assistant Repp found.



Planner Hardgrove said that because there is no history of an approved special exception, they are bringing this application to the Board for approval. Planner Hardgrove said that the use blends with the area. She said an employee is allowed to be a “night watchman” as a special exception under C-3. City Attorney Smith said the Special Exception runs with the property for what C-3 allows for a special exception. The following comments were provided:

Raymond Reel – Property Owner - Confirmed two people currently live in the residential portion of the property; have lived there for 10 years

Daniel Evans - 5120 The Oaks Circle- (Owns commercial property located at 5011 Batton Place) – Mr. Evans said the security provided by the Reel property has been very beneficial to the other property owners. Recommend approval.

Charlie Bell – Bell Rentals – Mr. Bell said the night watchman has been good for the nearby property owners. He said the night watchman saved a building from burning down. Recommend approval.

Jim Brown - Mr. Brown confirmed that Raymond Reel moved to the Alumitech site in the 90s. He said that the second story where the “night watchman” lives provides a good view of the surrounding. He said security is good because of Alumitech’s material, which are high risk for theft. He said the apartment is not obvious.

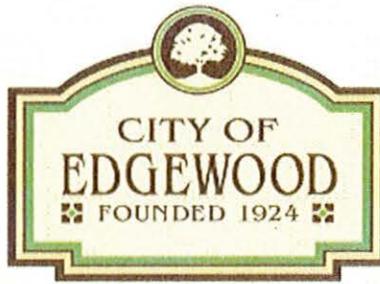
City Clerk Meeks confirmed that 53 letters were mail and one was returned non-deliverable.

Board Member Rayburn made the Motion to approve Alumitech’s request for special exception (SE 2015-02) as presented; Seconded by Chairwoman Dunay. Unanimously approved 3/0.

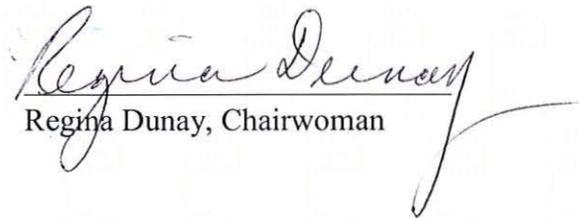
COMMENTS/ANNOUNCEMENTS

None.

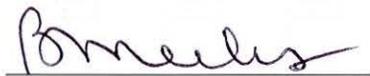
ADJOURNMENT:



With no further business or discussion, Board Member Lomas made the Motion to adjourn the Planning and Zoning Board meeting; Seconded by Chairwoman Dunay; the meeting adjourned at 6:56 p.m.


Regina Dunay, Chairwoman

ATTEST


Bea L. Meeks, MMC, CPM
City Clerk