

PLANNING & ZONING BOARD MEETING MINUTES
June 13, 2016

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Marion Rayburn, Board Member
Chris Rader, Board Member
Ben Pierce, Board Member

Absent:

Susan Lomas, Vice-Chair

Staff:

Sandy Repp, Administrative Assistant
Drew Smith, City Attorney
Chris Francisco, Police Chief
Allen Lane, City Engineer

Contractor:

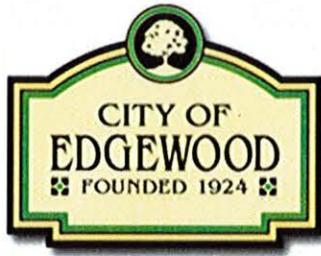
Matt Langbehn, Summertime Deck & Dock

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 and a Moment of Silence. Administrative Assistant, Sandy Repp, announced the absence of Board Member Susan Lomas; however, there was a quorum.

ADMINISTRATION OF OATH OF OFFICE

Board Member Chris Rader was administered the Oath of Office by Administrative Assistant, Sandy Repp.



APPROVAL OF MINUTES

- May 9, 2016 – Regular P&Z Meeting

Board Member Ben Pierce made the Motion to approve the May 9, 2016 minutes; Seconded by Chairwoman Regina Dunay. Unanimously approved (4/0)

NEW BUSINESS

Chairwoman Regina Dunay introduced Variance Application 2016-VAR-02; a boat dock at 5221 Alleman Drive requesting a variance in dock length and setbacks.

Chairwoman Dunay introduced Allen Lane, the City Engineer from CPH. Mr. Lane gave a description of the address and the request for the variances. The property owner is asking for length 75' 6" from the NHWE. The second part of the request is to build within the setbacks of 10 feet instead of 15 feet. The proposed boat dock is in the same location as the existing dock and all criteria have been met.

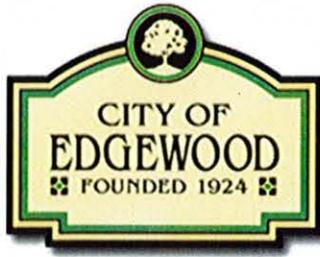
Discussion ensued regarding the two variance requests. In response to Chairwoman Dunay's request for questions from the Board, Board Member Rader asked about the history of CPH comments. Engineer Lane stated that there were some dimensional issues with the original application. Board Member Rayburn asked about other docks and Allen said this is consistent with other docks.

In response to Chairwoman Dunay, Engineer Lane said that Shannon Surveying provided a survey with spot elevations for the lake bottom to verify depth from shoreline. Chairwoman Dunay asked about impeding boat traffic and asked if the lake is wide enough. Engineer Lane said this is a large portion of the lake and there is no small area of encroachment.

In response to Board Member Rader, Engineer Lane explained the circumstance for the setback request. The property owner and designer suggested the current location for the least impact on the environment and lake area. In response to Chairwoman Dunay, Engineer Lane said that he is not sure whether they will use the same or new pilings. Matt Langbehn, contractor for Summertime Deck and Dock approached the podium and stated that they will not use any existing structure. The existing boat dock would be removed and per the Seabrook's request they would like to build the proposed dock in the same location.

Chairwoman Dunay asked if there was a variance for the existing boat dock. Contractor Langbehn said he did not have a record of a previous variance and that reducing environmental impact is the main reason for the location. Langbehn added that the Seabrooks have built everything around the existing dock which is the secondary reason for retaining the same location. There is an existing seawall and gate to the dock.

In response to Chairwoman Dunay, Attorney Smith said that the Board will decide if the variance request meets the burden of the required criteria. Chairwoman Dunay went through the list of criteria and it was agreed that all of the justification for the setbacks were met except for the third item. Chairwoman Dunay



said that she is of a mixed opinion whether moving the boat dock would deprive the Seabrooks of their rights. Board Member Rader was in agreement with Chairwoman Dunay.

There being no further discussion, Board Member Rayburn moved to recommend acceptance of the variance for proposed length and to deny the variance request for the proposed setbacks based on not meeting criteria #3. The motion was seconded by Board Member Chris Rader. The motion was unanimously approved (4/0).

Administrative Assistant, Sandy Repp, stated that the boat dock will be heard at City Council on Tuesday, July 19, 2016.

COMMENTS/ANNOUNCEMENTS

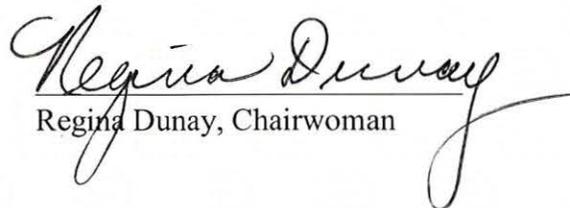
Administrative Assistant Sandy Repp announced that there is likely to be a Planning and Zoning meeting on Monday, July 11, 2016 to discuss a Planned Development.

In response to Board Member Rader's schedule conflict the Board discussed changing the meeting on July 11, 2016 from 6:30 pm to 7:00 pm. Board Member Pierce will be unable to attend the July 11, 2016 meeting.

Board Member Rader moved that the Planning and Zoning meeting scheduled for July 11, 2016 be changed from a start time of 6:30 pm to a start time of 7:00 pm; seconded by Board Member Rayburn. The motion was unanimously approved (4/0).

ADJOURNMENT:

With no further business or discussion, Board Member Rayburn made the Motion to adjourn the Planning and Zoning Board meeting; Seconded by Board Member Rader; the meeting adjourned at 7:22 p.m.


Regina Dunay, Chairwoman

ATTEST


Sandra Repp, Administrative Assistant