

City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from
April 23rd, 2015

Members Present: Vincent Marino-Chairman, Barnard Branca, Bill Burney, Charles Peterman, and Sue Curtis.

Members Absent: Diane Wege.

City Staff: Ben Griffin, City Administrator, Annette Arriaga, Director of Planning, Development, & Permits, Joe Moore with HDR Engineering Co; and David Olson with Olson and Olson.

Council Members: Mayor Lee Butler, Dale Dodds.

Guests: David Karimi with Arian Homes, Bob Lindsey, Sam Abraham, Danny Desai, Kenneth Baldwin, Carol Gay and John Driscoll.

- 1.) **Call to order:** 7:10 P.M.
- 2.) **Meeting Minutes:** Meeting minutes tabled.
- 3.) **Public Hearing/Amending Re Plat of 11558 Memorial Drive/and 214 Blalock Road/Two Lots into Three Lots/Arian Homes:** David Karimi indicated that he was the owner and builder of the lot. A public hearing was conducted and no public comments were received by the Commission. Staff recommended approval.
- 4.) **Discussion of Public Hearing/Amending Re Plat of 11558 Memorial Drive/and 214 Blalock Road/Two Lots into Three Lots/Arian Homes:** Vincent Marino indicated that he had looked at the plat before, it was originally platted into three lots and now he is platting it back to two lots. Vincent indicated that in the legal description, it shows South East corner and it should show South West corner. Also on the title commitment, it mentions the restrictive covenants, so the wording for the restrictive covenants needs to be added to the plat. The owners name shows two different names on the plat. It needs to be consistent and show the correct name listed as in the title commitment. The AT&T utility, no objection is still needed. Vincent Marino made a motion to approve the amending re plat of the Arian Homes subject to correction of the legal description, addition of the restrictive notation, correction of the owner name, and also providing the AT&T utility letter. Motion made first by Vincent Marino and seconded by Sue Curtis. Amending Re-Plat approved of the Arian Homes.
- 5.) **Public Hearing/Specific Use Permit Request/Chapelwood United Methodist Church/11140 Greenbay Street/Request for a Memorial Room-Columbarium:** **Bob Linsey** gave an update on the issues of the Columbarium since the last time they came before the Planning and Zoning Commission. He indicated that Chapelwood reviewed all of the other possibilities after discussion with the neighbors and the community. They hired a structural engineer and an architect. They looked at four other possible options for the location of the Columbarium. But, the other areas were not any better from the original that they had proposed. **Dale Dodds** indicated that he is a resident and member of Chapelwood Church for 25 years, and on has been on city council for 6 years. He believes that Chapelwood Church has made every suggestion that he has made as well as what others had suggested and he believes that everyone should consider this and that city council is ready to review this and hold a public hearing. **Carol Gay** indicated that she is a member of Chapelwood Church as well as a resident of Piney Point Village for fifty years and she is an advocate, and an active member of the congregation and she personally has no objections to the Columbarium but, as a neighbor, and based on her neighbor's culture and religious beliefs, she has to consider her what best and she would have to

oppose it. Sam Abraham indicated that as a resident of Piney Point that it is not in the best interest of the city to have a Columbarium. Kenneth Baldwin indicated that he is a resident and member of Chapelwood Church and that Chapelwood Church has been a great member of this community for many years and he is in support of the Columbarium. Public comments were received by the Commission. Staff recommended approval. Danny Desai, he has lived in Piney Point Village for 28 years and he indicated that he shares the same fence with Chapelwood Church. He doesn't believe in the commercial aspect of this. The church seems to be growing more and more. He feels that the property values will be affected and he wants the city to reconsider. John Driscoll indicated that this issue previously came up several years ago and it was not a popular issue. He added that it would greatly impact property values. Charles Peterman,

6.) Discussion of Public Hearing/Specific Use Permit Request/Chapelwood United Methodist Church/11140 Greenbay Street/Request for a Memorial Room-Columbarium: Bill Burney spoke and indicated that he was for the columbarium. He was living here when the issue first came up. But, back then the issue was with the columbarium being out side and he mentioned that the build out is going to be within the existing foot print of the church and that the area is air conditioned. He has two erno in his house and he doesn't see the issue with this. Sue Curtis indicated that being in the real estate business that it doesn't affect property values one bit. Charles Peterman, spoke and stated that our neighbors in other cities have one. He also mentioned, how a city of this size can decide on something like this. Vincent Marino, read an e-mail sent in to the city, from James and Patsy Landers, the Landers were against the proposed Columbarium. Vincent Marino read another e-mail sent in from Karl and Beatrice Bissig, they indicated that they protest the request for the columbarium. Vincent Marino went over the 200 foot notification list and reviewed the boundaries as outlines. He also asked if they were going to charge for the columbarium. Bob Linsey indicated that it would be \$4,000.00; the niches would hold approximately 2 erno. Vincent Marino indicated he has friends on council that are for it and he has friends in the audience that are against it. Having a columbarium is not part of anyone's core religion, it is a preference. He indicated that he would vote against it. Vincent also noted that Chapelwood has 16 acres and that is over 700,000 square feet of land and why the Columbarium has to be placed within 200 foot from Sam Abraham's house. This issue came up several years ago and there were probably over 400 people who attending the hearing and it was a very controversial issue. If Planning and Zoning approves it, then it will go to city council. Planning and Zoning can only do a recommendation to city council. Vincent Marino made a motion to approve the ordinance regarding the columbarium. Motion made first by Bill Burney and seconded by Sue Curtis. Specific Use Permit request and ordinance approved.

7.) ADJOURNMENT: Motion to adjourn at **8:00 P.M.** Motion made first by Bill Burney and seconded by Bernard Banca. Motion to adjourn approved.

Date Approved on July 23rd, 2015

Chairman Vincent Marino X _____

(Required Signature)

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