

City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes for
November 15, 2012

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

Members Absent: Bernard Branca and Diane Wege.

City Staff: Annette Arriaga, Director of Planning, Development & Permits and Joe Moore, HDR Engineering.

Guests: Mario Colina w/ Probsfeld and Associates, Hunter Reynolds and David Karimi w/ Arian Homes.

I) **Call to order:** 7:10 P.M.

II.) **Meeting Minutes:** Meeting minutes approved first by Bill Burney and seconded by Charles Peterman.

1.) **Public Hearing/Final Plat of Saab Estates Subdivision/11434 Memorial Drive:** A public hearing was conducted and no public comments were received by the commission. Staff recommends approval.

2.) **Discussion of Public Hearing and Final Plat Approval of Saab Estates Subdivision/11434 Memorial Drive:** Vincent Marino entertained a motion for the approval of Saab Estates. Motion made first by Sue Curtis and second by Charles Peterman. Final plat approved.

3.) **Public Hearing/Final Plat of Rigdon Oaks/420 Oak Lane:** A public hearing was conducted and no public comments were received by the commission. Staff recommends approval.

4.) **Discussion of Public Hearing and Final Plat Approval of Rigdon Oaks/420 Oak Lane:** Vincent Marino asked about the correct date on the plat, it showed October of 2012. Also, the total acreage needed to be corrected, it showed two different acreages and the 10 foot utility easement needed to be shown. Vincent Marino entertained a motion for the approval of Rigdon Oaks. Motion made first by Bill Burney and second by Sue Curtis. Final plat approved.

5.) **Public Hearing/Final Plat of Bahr Manor at Beau Bend/107 Radney Road:** A public hearing was conducted and no public comments were received by the commission. Staff recommends approval.

6.) **Discussion of Public Hearing and Final Plat Approval of Bahr Manor at Beau Bend/107 Radney Road:** Vincent Marino had a question about the boundary between tract 7 and 7F. There was also a reference to tract 7A. Mario Colina indicated that the center line will go away, it was an error and it will be only referred to as tract 7F. The acreage had been corrected to reflect the 4.5 total acreage. Vincent Marino entertained a motion for the approval of Bahr Manor at Beau Bend. Motion made first by Bill Burney and second by Lenni Burke. Final plat approved.

7.) **Public Hearing/Final Plat of Phillips Estate/650 Piney Point Road:** A public hearing was conducted and no public comments were received by the commission. Staff recommends approval.

- 8.) **Discussion of Public Hearing and Final Plat Approval of Phillips Estate/650 Piney Point Road:** Vincent Marino wanted on of the signature blocks to be corrected from the "Planning Commission," to the "Planning and Zoning Commission." Mario Colina indicated that he had made the correction on the November plat version. The Commission was looking at the October version. Vincent Marino verified the building setbacks lines with staff. Vincent Marino entertained a motion for the approval of Phillips Estate. Motion made first by Sue Curtis and second by Lenni Burke. Final plat approved.
- 9.) **Public Hearing/Preliminary Plat of Approval of Yager Way/213 Merrie Way Lane:** A public hearing was conducted and public comments were received by the commission. A resident by the name of Hunter Reynolds asked questions about the survey that he got in the mail, it had reference to the private roadway easement, and he also was unclear on what that meant. He also asked about the minimum square footages for platting and also about maximum buildable allowable space. Staff recommends approval.
- 10.) **Discussion of Public Hearing and Preliminary Plat Approval of Yager Way/ 213 Merrie Way Lane:** Vincent Marino had a question about the front set back line being shown as a 35 foot for the front building line. Staff indicated that the front yard setback line is following the home owner association deed restriction for the subdivision and that this had been discussed in the past with the City Attorney, David Olson. Vincent Marino entertained a motion for the approval of Yager Way. Motion made first by Sue Curtis and second by Bill Burney. Preliminary plat approved.
- 11.) **Public Hearing/Preliminary Plat Approval of Arian Homes Subdivision/11558 Memorial Drive and 214 Blalock Road:** A public hearing was conducted and public comments were received by the commission. Staff recommends approval.
- 12.) **Discussion of Public Hearing and Preliminary Plat Approval of Arian Homes Subdivision/11558 Memorial Drive and 214 Blalock Road:** The Commission asked about the original 3 lots, now being platted back to two lots. They asked if the house would be demolished. Vincent Marino indicated that he found some errors in the legal description in lot 2, as it was incorrectly referred to as lot 3, (as reflected in the first line). The volume number for the plat is wrong, it should be number 628, page 216 instead of number 95, page 27. Also, one of the signature blocks refers to the "Planning Commission," and it should be the "Planning and Zoning Commission." Marino entertained a motion to approve the Arian Home plat, subject to the corrections. Motion made first by Sue Curtis and second by Bill Burney. Preliminary plat approved.
- 13.) **Adjournment:** Motion to adjourn at 7:40 P.M. Motion first by Sue Curtis and second by Bill Burney. Motion to adjourn approved.

Date Approved: April 25th, 2013

Chair Vincent Marino

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(Required Signature)

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