

City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from
January 22nd, 2015

Members Present: Vincent Marino-Chairman, Diane Wege and Lenni Burke.

Members Absent: Bernard Branca, Charles Peterman and Sue Curtis.

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

Guests: Mario Colina with Probstfeld & Associates, Mary Villareal with the Interfield Group. David Collins, Marqarette Rainkey and Mike Reeves.

- 1.) **Call to order:** 7:06 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes for the October 23rd, 2014 Planning and Zoning Commission meeting was made by Diane Wege and seconded by Lenni Burke. Upon vote, such minutes were unanimously approved.
- 3.) **Public Hearing/Final Plat of Approval of Ernetta Anaxagoras Place/11264 Memorial Drive:** A public hearing was conducted and public comments were received by the Commission. The neighbor living next to the property, David Collins questioned the survey rod data and its accuracy. Staff recommended approval.
- 4.) **Discussion of/Final Plat Approval/of Ernetta Anaxagoras Place/11264 Memorial Drive:** Vincent Marino indicated that the difference between the iron rod and the difference being that its only 9/100's of an inch off, is not that significant. The surveys that are prepared now are much more accurate. The setback lines appear to be fine and he doesn't see anything wrong with the final plat. Vincent Marino entertained a motion to approve the final plat of the Ernetta Anaxagoras Place. Motion made first by Diane Wege and seconded by Lenni Burke. Final Plat of the Ernetta Anaxagoras Place approved.
- 5.) **Public Hearing/Final Plat Approval of Rice Manor/110 Radney Road:** A public hearing was conducted and no public comments were received by the Commission. Staff recommended approval.
- 6.) **Discussion of/Final Plat Approval/of Rice Manor/110 Radney Road:** Vincent Marino verified the setbacks and it appears to be all correct. He didn't see any other issues. Vincent Marino entertained a motion to approve the final plat of the Rice Manor. Motion made first by Lenni Burke and seconded by Diane Wege. Final Plat of Rice Manor approved.
- 7.) **Public Hearing/Preliminary Plat Approval/of Willowick Estate Section, Partial Replat No.1/ 203 Kinkaid School Drive:** A public hearing was conducted and public comments were received by the Commission. A resident (name unknown) asked why the setbacks are being requested to change from what it was previously. Staff recommended approval.
- 8.) **Discussion of/Preliminary Plat Approval/of Willowick Estate Section, Partial Replat No.1/ 203 Kinkaid School Drive:** Vincent Marino indicated that he also had the same question and wanted to see the prior recorded plat from the surveyor. Vincent Marino wanted to know if the prior plat had shown the 50 foot setback line on the side yard. David Olson indicated that the city cannot approve an amending plat that changes or alters a restrictive covenant. This restrictive covenant requires a 50 foot setback. However, they would have to comply with the required side setback lines and they would not have to necessarily re plat. Vincent Marino entertained a motion to approve the preliminary plat subject to the approval of the Board of Adjustments granting a variance for the side yard setback to 30', and clarifying that this is not a plat of a part of lot 4, but an entirety of lot 4. Motion made first by Lenni Burke and seconded by Diane Wege. Preliminary Plat of Willowick Estate Section, No. #1 approved subject to the corrections.

- 9.) **Public Hearing/Preliminary Plat Approval/of Pilegge Family Estate/410 Pine Needle Drive:** A public hearing was conducted and public comments were received by the Commission. Mike Reeves indicated that he backs up to the property and he is on Smithdale Estates and he just wanted to know the process and wanted to know why is is being platted. He also wanted to know if drainage is considered in this process. Vincent Marino indicated that the property has not been platted and that before one can build on it, the city ordinance indicates that the property has to be platted and recorded. He mentioned that Planning and Zoning reviews setbacks and other specific requirements. David Olson indicated that we have drainage ordinances in place and that one needs to comply with the building and construction criteria. Staff recommended approval.
- 10.) **Discussion of/Preliminary Plat Approval of/ Pilegge Family Estate/410 Pine Needle Drive:** Vincent Marino indicated that there was a small error in the metes and bounds. There is a call on the survey that doesn't agree with the metes and bounds on the survey. Also correcting, the person that is going to sign the plat, it should be the general partner. Vincent Marino entertained a motion to approve the final plat of the Pilegge Family Estate subject to resolving the conflicts on the call on the survey and the metes and bounds on the survey and the correction of the of name listed on the plat as the general partner. Motion made first by Lenni Burke and seconded by Diane Wege. Final Plat of Pilegge Family Estate approved subject to the corrections.
- 11.) **Public Hearing/Preliminary Plat Approval of/ Radney Place/101 Radney Road:** A public hearing was conducted and no public comments were received by the Commission. Staff recommended approval.
- 12.) **Discussion of/Preliminary Plat Approval of /Radney Place/101 Radney Road:** Vincent Marino reviewed the building setback lines and the building setbacks lines appear to meet the city requirements. Vincent Marino entertained a motion to approve the preliminary plat of Radney Place, subject to the correction of the recording information of Radney Circle as indicated in volume 1194, page 617 as shown on the plat itself. Motion made first by Lenni Burke and seconded by Diane Wege. Preliminary Plat of Radney Road approved subject to the correction.
- 13.) **Public Hearing/Preliminary Plat Approval of Moody Estates/11415 Taylorcrest and 5 Derham Parc:** A public hearing was conducted and no public comments were received by the Commission. Staff recommended approval.
- 14.) **Discussion of Preliminary Plat Approval of Moody Estates/11415 Taylorcrest and 5 Derham Parc:** Vincent Marino requested that a note be added, that is doesn't alter or restrict any deed restrictions. David Olson indicated that city council had approved the drainage relocation for the property. Vincent had a question about the metes and bounds description on the survey and had a comment on the legal description. Vincent Marino entertained a motion to recommend approval of the preliminary plat of Moody Estates, subject to the correction of the metes and bounds description to the South East corner at 2.2897 in the 4th paragraph of the legal description. Also, that a note be added on both the preliminary and final plat that it doesn't alter or remove any deed restrictions. Motion made first by Lenni Burke and seconded by Diane Wege. Preliminary Plat of 5 Derham Parc approved subject to the corrections.
- 15.) **ADJOURNMENT:** Motion to adjourn at **8:30 P.M.** Motion made first by Diane Wege and seconded by Lennie Burke. Motion to adjourn approved.

Date Approved on November 19th, 2015

Chairman Vincent Marino X _____

(Required Signature)

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