

City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from
February 23, 2017

Members Present: Vincent Marino-Chairman, Don Jones, and Lenni Burke.

Members Absent: Charles Peterman, Diane Wege, and Sue Curtis.

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

Guests: ~~Mario Colina with Probsfeld and Associates, and resident, Karen Greer.~~

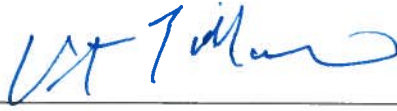
- 1.) **Call to order:** 7:05 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from the January 26th, 2017 Planning and Zoning Commission meeting was made by Lenni Burke and seconded by Don Jones. Upon vote, such minutes were unanimously approved.
- 3.) **Public Hearing/Final Plat of Memorial Radney Pines/ 11505 Memorial Drive and 171 Radney Road:** A public hearing was conducted and no public comments were received by the Commission. Staff recommended approval.
- 4.) **Discussion of Public Hearing/Final Plat of Memorial Radney Pines/ 11505 Memorial Drive and 171 Radney Road:** Karen Greer asked how the drainage would drain on the property once the lots are sub divided. Joe Moore discussed the drainage and the possible drainage flow on the lot would probably be designed to come to the front of the house but that the city had not received any plans yet for the design. But that the lot has the ability to drain to both Radney and Memorial. Vincent Marino wanted to make sure that the previous listed items had been taken care of; lot 1, 40 ft. building set back line, Mario Colina indicated that was the old building line and it should be 50 ft. Vincent Marino also indicated that in Note 15 the wording needs to be corrected. The wording should be as follows; **A vacancy or gap exists along and outside a portion of the South line of subject tract;** Vincent Marino entertained a motion to approve the final plat of Memorial Radney Pines subject to the deletion of the reference to the 40' ft. building setback line in lot 1, and the correction of the wording of Note 15. Motion made first by Vincent Marino and seconded by Lenni Burke. Final plat of Memorial Radney Pines approved.
- 5.) **Public Hearing/Final Plat of Grecian Place/Amending Plat No.1/613 and 603 Grecian Way Lane/to Combine Two Lots into One Single Family:** A public hearing was conducted and no public comments were received by the Commission. Staff recommended approval.
- 6.) **Discussion of Public Hearing/Final Plat of Grecian Place/Amending Plat No.1 /613 and 603 Grecian Way Lane:** Mario Colina indicated that the resident purchased the other lot as a back yard and wanted to re plat both lots into one single family lot and with that the existing home now has a side yard change from 30 to 29.7 and they went before the Board of Adjustment for a variance on the side yard. The Board of Adjustment approved the variance. The house was a new construction built, a few years ago. Vincent indicated that since there was a change on the plat that, an additional new note 16 should be added. **Note 16 should say; the plat reflects revised building set back lines that are more restrictive than the restrictive covenants as filed in Volume 76, Page 46, and under Film Code No. 603270 H.C.M.R.** Vincent Marino entertained

a motion to approve the final plat of Grecian Place subject to adding Note 16. Motion made first by Vincent Marino and seconded by Lenni Burke. Final plat of Grecian Place approved.

- 7.) **Adjournment:** Motion to adjourn at 7:30 P.M. Motion made first by Lenni Burke and seconded by Don Jones. Motion to adjourn approved.

Date Approved on July 27th, 2017

Chairman Vincent Marino X _____



(Required Signature)

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