PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
Monday, August 1, 2011
Community Center-509 Ocean Avenue
7:00 pm

MINUTES

I. CALL TO ORDER - 7:01 p.m.

II. ROLL CALL

Present

Chairman David Campbell
Vice Chairman Susan Dieterle
Member Tom Davis
Member James Flanagan
Member Kurt Belsten

Town Manager Hoskovec
Deputy Clerk Jennifer Howland
Building Official Bob Phoenix

NOTE: Member Coleen Doyle resigned from the board making Alternate Member Belsten become regular Member Belsten.

III. APPROVAL OF MINUTES

June 6, 2011
Moved by Member Dieterle; seconded by Member Davis to approve the minutes of the June 6, 2011 meeting. Question called; motion carried, 5-0.

IV. PUBLIC HEARINGS

1. Site Plan Approval - 420 River View Lane

Chairman Campbell said he looked at the county property appraiser maps and noted that the size of the lot was listed as .24 acres, not .26 acres as listed on the Site Plan Review. He also said the house is less than 30 percent of the lot.

Building Official Phoenix asked the board their opinion on how to calculate lot coverage of the houses on the canal in Harbor East (Phase III).

Chairman Campbell said they will continue to do what was done in the past which was to include all of the platted lot including the portion of the lot that is in the canal.

The board discussed building into the water and possibilities for a definition of buildable area.

The board discussed the rules for putting in a seawall and the reasons why the homeowner association wanted the Town to dredge the canal.

Chairman Campbell reviewed the Site Plan Review and said the new home meets all the criteria.

Building Official Phoenix said the builder will also be providing for water retention to keep runoff from going into the canal.

Member Belsten made a motion to recommend approval of the site plan and to forward it to the Town Commission; seconded by Member Flanagan. Chairman Campbell called the question; motion carried, 5-0.

V. NEW BUSINESS

None.

VI. OLD BUSINESS

1. Discussion on updates to the land development code.

Town Manager Hoskovec announced the resignation of Dennis Ragsdale, Town Planner. He said Mr. Ragsdale will help in the transition to a new planner. Town manager Hoskovec said he is starting a search for a new Town Planner and that he will be bringing the candidate before the Planning and Zoning Board and the Board of Adjustment.

Chairman Campbell asked what the timeframe is before hiring a new Town Planner.

Town manager Hoskovec answered about two months.

Chairman Campbell asked the board to think about what kinds of businesses they want to allow in 8B zoning district.

The board discussed what can and cannot go into the post office building or lot if it closes.

VII. ITEMS TO BE ADDED TO THE AGENDA FOR FUTURE MEETINGS

None.

VIII. ADJOURNMENT

Motion made to adjourn by Member Davis; seconded by Alternate Member Belsten. Question called; motion carried 5-0.

Meeting adjourned at 7:29 p.m.

Jennifer Howland	David Campbell
Deputy Town Clerk	Chairman

DRAFT