

City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from
October 22nd, 2020

Members Present: Vincent Marino-Chairman, Don Jones, Margaret Rohde, and Diane Wege.

Members Absent: Bill Burney and Charles Peterman.

City Staff: Annette Arriaga, Director of Planning, Development, & Permits, Aaron Croley with HDR Engineering Company, and David Olson with Olson & Olson.

Council: None.

Guests: Mario Colina with Probstfeld and Associates, Juliana Bihlet, Mike Humphries, Kevin Dahlstrand, Holly and Zhao Mingda.

- 1.) **Call to order:** 7:05 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from the August 26, 2020 regular Planning and Zoning Commission meeting; approved first by Vincent Marino and seconded by Don Jones. Motion for the approval of minutes from the September 24, 2020 regular Planning and Zoning Commission meeting; approved first by Vincent Marino and seconded by Diane Wege. Upon vote, such minutes were unanimously approved.
- 3.) **Public Hearing/Preliminary Plat/ Zhao Estate/ 205 Merrie Way Lane:** City engineer, Aaron Croley, had no objections to the preliminary plat as presented in regards to 205 Merrie Way Lane. However, they are still pending the approval from the Board of Adjustment for the front yard building set back. Mario Colina indicated that he is representing the applicants and he could answer any questions, if any. Vincent Marino asked if the Board of Adjustment meeting had been set yet. Mario Colina stated that it had not. Vincent Marino asked if the house was still there. Mario Colina indicated that it was, but that it would be demolished before the final plat. Vincent Marino asked about the 90 ft. building setback line, and if it was created by the restrictions would it still remain on the plat. Mario Colina indicated that the 90 ft. building line would be cleaned up on the final plat. Vincent Marino asked about the Southwest corner, indicating a comment that noted access denied to an iron rod. Vincent Marino wanted to know why the access was denied. Mario Colina indicated that a fence was in the way where the iron rod was supposed to be, so they set a reference rod in its place. Margaret Rohde asked if Merrie Way Lane was one of the streets that were included in the proposed street ordinance. Annette Arriaga confirmed that it was not included. Vincent Marino commented that the property has a lot of restrictive covenants from when the street was originally established and that the Planning and Zoning Commission doesn't have the authority to change it. Vincent Marino indicated that in the metes and bounds located in the first paragraph, the third line indicates 1.0558 acres and then it referenced as 1.055 acres. Also, on the left side of the plat, where it is referenced Holly Carson Zhao, it should be Holly Carlson Zhao.
- 4.) **Discussion of Public Hearing/Preliminary Plat/ Zhao Estate/ 205 Merrie Way Lane:** Vincent Marino entertained a motion to approve the preliminary plat of Zhao Estate, subject to the correction of the acreage in the legal description and the correction of the name of the owner and some resolution of the Board of Adjustment variance for the front yard. Vincent Marino was first to make the motion and Margaret Rohde seconded the motion.
- 5.) **Public Hearing/Final Plat/ of Jamestown Addition Amending Plat No. 1 / 11302 Jamestown Road:** City engineer, Aaron Croley, had no objections to the final plat presented in regards to

11302 Jamestown Rd. Vincent Marino asked Aaron Croley to go over the corrections made from the preliminary plat review. Aaron Croley indicated that the preliminary plat showed a 30 ft. building setback line in the cul-de-sac, which was a restrictive covenant, but we wanted the plat to reflect and show the city set back around the cul-de-sac, which is a 25 ft. based on Piney Point's ordinance. Mario Colina indicated that he is representing the applicants and he could answer any questions, if any. Vincent Marino also indicated that they had to go before the Board of Adjustment for a variance and that has been done. The original set back was 30 ft. and a variance was granted for a 25.3 ft., which has been reflected on the final plat.

- 6.) **Discussion of Public Hearing/Final Plat/ of Jamestown Addition Amending Plat No. 1/ 11302 Jamestown Road:** Vincent Marino had no other comments. Vincent entertained a motion to approve the final plat and the motion was seconded by Margaret Rohde. Final plat of Jamestown Addition Amending Plat No. 1 approved.
- 7.) **Adjournment:** Motion to adjourn at 7:18 P.M. Motion made first by Vincent Marino and seconded by Margaret Rhode. Motion to adjourn approved.

Date Approved on January 28th, 2021
Chairman Vincent Marino

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(Required Signature)

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