

City of Piney Point Village  
Planning & Zoning Commission Meeting  
Minutes from  
January 26, 2017

**Members Present:** Vincent Marino-Chairman, Charles Peterman, Diane Wege, Don Jones, and Lenni Burke.

**Members Absent:** 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, Chris Richardson, Parvin Yazdani and Eghtedar Sadeghpour.

- 1.) **Call to order:** 7:05 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from the October 27<sup>th</sup>, 2016 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 Grecian Place/Amending Plat No. 1 /613 and 603 Grecian Way Lane/to combine two lots into one single family lot:** Item removed from agenda.
- 4.) **Discussion of 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 lot:** Item removed from agenda.
- 5.) **Public Hearing/Preliminary Plat of Memorial Radney Pines/11505 Memorial Drive and 171 Radney Road:** Staff recommended approval. Mario Colina was representing the owner Mr. Chris Richardson. Residents from 159 Radney Road asked questions about, drainage, setbacks, temporary construction parking, what the work hours are, and if any construction and drainage plans had been submitted to the city offices. Diane Wege indicated that construction parking would have to be on the same side of the street as the construction. Annette answered the rest of the questions pertaining to the construction process and indicated that plans had not been submitted for either of the properties. The resident asked about the gap shown on the site survey between the two properties referenced as *vacancy*. Mario Colina stated that is noted in the metes and bounds and it is outside the property boundary survey and it is also shown as concrete pavement. Residents are not claiming it. It is referenced as note 15 on the survey.
- 6.) **Discussion of Public Hearing/Preliminary Plat of Memorial Radney Pines/11505 Memorial Drive and 171 Radney Road:** Charles Peterman asked if Radney Road was public or private. Joe Moore stated Radney Road was public and that Way Manor was private. Charles Peterman asked who takes care of the road during construction. Annette indicated that the city will ensure that any damage done by the builder will be the builder's responsibility. Joe Moore indicated that there had been discussions with city council on the builder responsibility but typically the builder usually repairs or corrects any issues. Don Jones stated that on Stillforest they collect a deposit fee and that usually takes care of the street issues. Vincent Marino had a few questions, the first one being the building setback line on Way Manor, how is the 50 foot setback being measured? Mario Colina showed Vincent Marino on the survey, because there is a private roadway easement the building setback is being measured from the end of the private road way easement and then the 50 foot is measured. Vincent Marino requested that it be made clearer on the final plat. Vincent Marino had another questions about note 14. In reading the note it indicated *this plat*

does not attempt to alter or remove any restrictive covenants. But, the new plat appears to alter restrictions (*i.e.* the building set back lines). However, prior to the last meeting, Vincent Marino double checked with David Olson the City Attorney and because our new setbacks lines are more restrictive than the old setback lines, the new ones should be permitted. So, David Olson requested that we add an additional note. Vincent Marino referenced the new note 16 and stated; **Note 16: Plat reflects revised building setback lines which are more restrictive than those reflected in note 14.**

Vincent Marino asked if this was a vacant lot and Mario Colina confirmed that it was in fact a vacant lot. Vincent also asked if he would add the lien holder, Prosperity Bank to the final plat.

Vincent Marino entertained a motion to approve the preliminary plat of Memorial Radney Pines subject to the corrections as followed;

- 1.) Making the building setback line clearer where they are measured from on Way Manor.
- 2.) Adding Note 16 to read; Plat reflects revised building setback lines which are more restrictive than those reflected in note 14.
- 3.) In regards to the vacancy gap in note 15, Vincent Marino would like for the note to be revised from; A vacancy or gap exists along a portion of the South line to say; A vacancy or gap exists *along and outside* a portion of the South line;

Motion made first by Vincent Marino and seconded by Charles Peterman. Preliminary plat of Memorial Radney Pines approved.

- 7.) **Adjournment:** Motion to adjourn at 7:30 P.M. Motion made first by Diane Wege and seconded by Charles Peterman. Motion to adjourn approved.

Date Approved on February 23rd, 2017

Chairman Vincent Marino X



(Required Signature)

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