

City of Piney Point Village  
Planning & Zoning Commission Meeting  
Minutes from  
January 28, 2016

**Members Present:** Vincent Marino-Chairman, Barnard Branca, Bill Burney, and Lennie Burke.

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

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

**Council Member:** Joel Bender.

**Guests:** Mario Colina w/ Probsfeld & Associates, Larry Chapman-Board of Adjustment-Chairman.

1.) **Call to order:** 7:05 P.M.

2.) **Meeting Minutes:** Motion for approval of minutes for the November 19<sup>th</sup>, 2015 Planning and Zoning Commission meeting was made by Bill Burney and seconded by Lenni Burke. Upon vote, such minutes were unanimously approved.

3.) **Public Hearing/Final Plat Approval of Willowick Estate Section Partial Re Plat No. 1/ 203 Kinkaid School Drive:** A public hearing was conducted and no public comments were received by the Commission. Staff recommended approval.

4.) **Discussion of Public Hearing/Final Plat Approval of Willowick Estate Section Partial Re Plat No. 1/ 203 Kinkaid School Drive:** Vincent Marino asked if the date on the city planning letter had been corrected, and it was verified, that the date had been updated. Vincent Marino entertained a motion to approve the final plat of Willowick Estate. Motion made first by Vincent Marino and seconded by Bill Burney. Partial Re Plat of Willowick Estate approved.

5.) **Discussion and take possible action of Zoning Ordinances changes as it relates to Chapter 74-1. Definitions; 74-212. Non-conforming buildings; 74-244. Regulations:** Councilman, Joel Bender discussed with the Commission that he knows that the current fence ordinance is very controversial. He feels that the residents should be able, and should be entitled to their privacy. The same privacy as lots that are not corner lots and are not adjacent to streets. He feels very strongly about this fence ordinance and believes that residents should be able to have a solid fence. **Larry Chapman** indicated that he does hear a lot of fence cases and privacy and security are always a major concern. But historically variances, in the past, have not been granted. **Bill Burney** indicated that he understand the privacy issues, but he doesn't want to see dilapidated, and not taken care of fences, along the city as well as see several different fence heights, for example; 6 foot verses 8 foot fences. Vincent Mario asked about other cities fence regulations. Joel Bender said he would look into it.

The current fence ordinance, under Section 245. Supplementary district regulations; (3) *Fences, side and rear yard adjacent to a street*, was discussed. It was recommended to allow a six foot solid fence, with the finish side on the street on corner lots adjacent to the public streets. If a fence is located in a rear yard, adjacent to a street, the fence can be up to six foot in height.

Ordinance Modification:

**Sec. 74-245. - Supplementary district regulations.**

(3) *Fences, side and rear yard adjacent to a street.* Fences may be constructed within a required side or rear yard adjacent to a street if such fence does not exceed six feet in height above the natural grade of the lot at the lot line adjacent to such fence, ~~and the fence is an 80 percent fence.~~ Any fence constructed between the main building and an adjacent street, but not within a required yard, shall have the finished exterior side facing the adjacent street, and shall have no posts or rails visible from such adjacent street, irrespective of the distance from the fence and the adjacent lot line or street. If a fence is located in a rear yard, adjacent to a street, the fence can be up to six foot in height.

Vincent Marino entertained a motion to approve recommended changes to the fence ordinance to city council. Motion made first by Vincent Marino and seconded by Bill Burney.

6.) **ADJOURNMENT:** Motion to adjourn at 7:35 P.M. Motion made first by Bill Burney and seconded by Bernard Banca. Motion to adjourn approved.

Date Approved on May 26, 2016

Chairman Vincent Marino X



**(Required Signature)**

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