

City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes for
February 28th, 2013

Members Present: Vincent Marino-Chairman, Charles Peterman, and Diane Wege.

Members Absent: Bernard Branca, Bill Burney, Lenni Burke, and Sue Curtis.

City Staff: Annette Arriaga, Director of Planning, Development, & Permits, and John Peterson w/ HDR Engineering, and David Olson w/ Olson and Olson.

Guests: Keith White w/ Precision Surveyors Inc., Mario Colina and Matt Probsfeld w/ Probsfeld and Associates, Brian Thompson w/ Thompson Custom Homes, Reid Wilson (Attorney), Brian Savino, Jaleh Sallee, Vahe Sahakian, Ladan Aghili, Bill Mayes, (Attorney), and Susan Doherty.

I) Call to order: 7:05 P.M.

II.) Meeting Minutes: Approval of meeting minutes from the November 15, 2012 Planning and Zoning Commission tabled.

- 1.) **Public Hearing/Final Plat of Approval of Yager Way/213 Merrie Way Lane:** A public hearing was conducted and no public comments were received by the Commission. Staff recommended approval.
- 2.) **Discussion of Public Hearing/Final Plat Approval of Yager Way/213 Merrie Way Lane:** Vincent Marino asked if Merrie Way Lane was a private road. He also asked why the required 50-foot building line does not apply in this case. David Olson indicated that there are provisions in the ordinances for the front building line that allows a particular piece of property to be in line and consistent with all of the adjacent properties of the street or subdivision. Vincent Marino entertained a motion to approve Yager Way final plat. Motion made by Charles Peterman and seconded by Diane Wege. Final plat approved.
- 3.) **Public Hearing/Final Plat Approval of Arian Homes Subdivision/11558 Memorial Drive and 214 Blalock Road:** A public hearing was conducted and no public comments were received by the Commission. David Karimi, the owner of the properties, indicated that he was reducing the numbers of lots from 3 to 2. Staff recommended approval.
- 4.) **Discussion of Public Hearing/ Final Plat Approval of Arian Homes Subdivision/11558 Memorial Drive and 214 Blalock Road:** Vincent Marino questioned the change from the preliminary plat being titled an "amending" plat of lots 1, 2, and 3 of the Arian Homes Subdivision to the final plat being titled as the "Final Plat of Arian Homes Subdivision/11558 Memorial Drive and 214 Blalock Road". David Olson said this would legally constitute a re-plat of three lots into two lots, and that the wording could remain as stated. Vincent indicated that the house is still shown on the final plat. David Olson indicated that there are no encroachments and that the house will be rebuilt on the original footprint and building setback lines. Vincent indicated that the plat references 1.7 acres in one instance and 1.8 acres in another, which needs to be clarified. Vincent Marino entertained a motion to approve the final plat of Arian Homes subject to the corrections. Motion made by Diane Wege and seconded by Charles Peterman. Final plat approved.

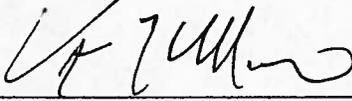
- 5.) **Public Hearing/Preliminary Plat Approval/ 233 Merrie Way Lane:** A public hearing was conducted and no public comments were received by the Commission. Staff recommended approval.
- 6.) **Discussion of Public Hearing/Preliminary Plat Approval/233 Merrie Way Lane:** Vincent Marino questioned how the side setbacks lines were calculated since it is an unusual frontage. John Peterson gave the 15% calculations. Vincent also noticed in the certification that it references the subdivision name as being listed as Najam and Khan Estate Subdivision. Keith White indicated that it was changed from its original. Vincent Marino entertained a motion to approve the preliminary plat of 233 Merrie Way Lane subject to the corrections of the name of the subdivision and the name of the "Planning and Zoning Commission." Motion made by Diane Wege and seconded by Charles Peterman. Preliminary plat approved.
- 7.) **Public Hearing/Preliminary Plat Approval/ 360 Shady Glen Trail/360 Piney Point Road:** A public hearing was conducted and public comments were received by the Commission. Mr. Shakian, who owns the lot directly across the street from the property wanted to know why the applicant was applying for anything other than the normal 50-foot front building line, as shown in the survey sent to neighbors. Bill Mayes (Attorney) asked how the platting process should deal with this question. David Olson indicated that they would have to go before the Board of Adjustment in order to request a variance from the normal front building line. In answer to Susan Doherty's question as to whether the house would be aligned with the other existing properties, Staff indicated that all the other homes on the street would have to be aligned in order for this property to obtain a matching variance. Staff recommended approval.
- 8.) **Discussion of Preliminary Plat Approval/360 Shady Glen Trail/360 Piney Point Road:** Vincent Marino questioned the notch on the West end of the property and its effect on the building setback lines. John Peterson indicated that he would have to relook at that as it relates to a private road. Vincent Marino entertained a motion to approve the preliminary plat of 360 Piney Point Road subject to the final plat reflecting the proper front setback lines as shown as 50 foot front yard or subject to the approval of the Board of Adjustment, and if the building set back line needs to be adjusted for the notch in the road, and to also add a lien holder consent, if there is a lien holder, and to correct the recording information in note number 14, refers to restrictive covenants recorded in volume 2017, rather than volume 2107. Motion made by Charles Peterman and seconded by Diane Wege.
- 9.) **Public Hearing/Preliminary Plat Approval of Thompson Estates/455 Jan Kelly Lane:** A public hearing was conducted and public comments were received by the Commission. Brian Savino wanted to make sure that the Commission received a letter that was sent to the Commission by him. Also, wanted to know if the subdivision name was going to change from Piney Point Manor. Brian Savino also questions drainage issues and the concerns of the existing pond on the property. Ladan Aghili questioned the setbacks and said that the house would be too close to her property. A copy of the survey showed a 10 foot setback. She also had concerns about the existing trees on the lot. Brian Thompson discussed all of his efforts in trying to build a nice house for himself and his family. He stated that he is going through the platting process currently and that he is following all of the necessary steps. Reid Wilson spoke on his behalf of the historical back ground and ownership and discussed the 2-foot strip on land as it relates to the property. Staff recommended approval.
- 10.) **Discussion of Public Hearing/Preliminary Plat Approval of Thompson Estates/455 Jan Kelly Lane:** David Olson indicated that the setback lines will be accurately noted on the plat. Tree and drainage issues will be addressed in the building permit process. Brian Thompson would have to go before the Board of Adjustment for any relief relating to the building setback lines. It was his understanding that the applicant, Brian Thompson has already filed application to go before the Board

of Adjustment. Vincent Marino entertained a motion to approve the Thompson Estates preliminary plat subject to the correct building setback lines being reflected on the final plat as finally established by the Board of Adjustment. Motion made by Diane Wege and seconded by Charles Peterman. Preliminary plat approved.

- 11.) **Adjournment:** Motion to adjourn at 8:30 P.M. Motion made by Diane Wege and seconded by Charles Peterman. Motion to adjourn approved.

Date Approved. April 25th, 2013

Chairman Vincent Marino X



(Required Signature)

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