

City of Piney Point Village  
Planning & Zoning Commission Meeting  
Minutes from  
March 25<sup>th</sup>, 2021

**Members Present:** Vincent Marino-Chairman, Charles Peterman, Don Jones and Margaret Rohde.

**Members Absent:** Bill Burney and Diane Wege.

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

**Guests:** Mario Colina with Probstfeld and Associates, Ajay and Ruchira Damani and Christine Chon.

**Zoom Virtual Meeting ID:** 810 0915 2807 **Passcode:** 526833

- 1.) **Call to order:** 7:03 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from the February 28th, 2021 regular Planning and Zoning Commission meeting; approved first by Vincent Marino and seconded by Charles Peterman. Upon vote, minutes were unanimously approved.
- 3.) **Public Hearing/Final Plat Approval of JRE and CSE Estates/218 Millbrook Street:** Mario Colina commented that he was the applicant for the owners. Aaron Croley with HDR Engineering indicated that they have no objections and the final plat meets all the city criteria and he recommended approval. No public comments were received by the commission. Vincent Marino wanted to reconfirm, with Mario Colina the location of the front yard setback line measurement. Mario Colina indicated that they own into the middle of the private street and the City of Piney Point Code of Ordinances is more restrictive.
- 4.) **Discussion of Public Hearing/Final Plat Approval of JRE and CSE Estates/218 Millbrook Street:** Vincent Marino made a motion to approve the final plat of JRE and CSE Estate. The motion was seconded by Margaret Rohde. The final plat approved.
- 5.) **Public Hearing/Preliminary Plat Approval of Damani Estate/210 Merrie Way Lane:** Mario Colina commented that he was the applicant for the owners. Aaron Croley with HDR Engineering indicated that they have no objections and the preliminary plat meets all the city criteria and he recommended approval. Vincent Marino asked Mario Colina when the applicant was going before the Board of Adjustment. Mario Colina responded that they were going before the Board on May 13. Vincent Marino asked if there was a house on the property. Mario Colina responded that the house had already been demolished. Margaret Rohde wanted to confirm that this was a private street. Mario Colina stated that it was a private street. Charles Peterman wanted to know why they were applying for a variance for. Mario Colina indicated that they were applying for a 35 ft. front yard setback instead of the required 50 ft. Margaret Rohde also mentioned that Merrie Way was one of those streets that in the past was also granted a variance for the front yard. Mario Colina indicated that it was one of the streets that have been granted a 35 ft. setback in the past.
- 6.) **Discussion of Public Hearing/Preliminary Plat Approval of Damani Estate/210 Merrie Way Lane:** Vincent Marino made a motion to approve the preliminary plat of Damani Estate subject to Board of Adjustment approval for the front yard. Charles Peterman seconded the motion. Final plat approved.

7.) **Adjournment:** Motion to adjourn at 7:20 p.m. Motion made first by Vincent Marino and seconded by Don Jones. Motion to adjourn approved.

Date Approved on June 24<sup>th</sup>, 2021  
Chairman Vincent Marino

X *Vincent Marino*

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(Required Signature)

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