

**City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from June 22nd, 2023**

Members Present: Buck Ballas, Don Jones and Margaret Rohde-Chairman.

Members Absent: Bill Burney, Bill Ogden and Dana Gompers.

City Staff: Annette Arriaga, Director of Planning & Development, Bobby Pennington, City Administrator, David Olson with Olson and Olson and Aaron Croley P.E with HDR Engineering.

City Council: Aliza Dutt.

Signed in Guest: Mario Colina with Probstfeld and Associates, Chris May and Russell King with King Residential and Soroush Sahami.

- 1.) **Call to order:** 6:03 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from the May 25, 2023, regular Planning and Zoning Commission meeting; **Don Jones** motioned first to approve, and it was seconded by **Buck Ballas**, minutes were unanimously approved.
- 3.) **PUBLIC HEARING/PRELIMINARY PLAT APPROVAL/ROLLING PINES/ PARTIAL REPLAT NO. 1/2002 S PINEY POINT ROAD:** **Mario Colina** indicated that he was representing the homeowners, architects and the builder and acknowledged them during the meeting and asked if anyone had any questions regarding the preliminary plat. He stated that they were re-platting so that they could change the building line on the South side, of the property line from 50 to 30 ft. to meet the city ordinances. He indicated that the property is an odd shade lot and it's a difficult lot and on the North side of the property it's in the flood plain. **Aaron Croley** with HDR Engineering stated that they had no objections to the preliminary plat and recommended approval. However, he added because of the odd shape lot he wanted the survey company to extend the building line to the
- 4.) **DISCUSSION OF PUBLIC HEARING/PRELIMINARY PLAT APPROVAL/ROLLING PINES/PARTIAL REPLAT NO. 1/ 2002 SOUTH PINEY POINT ROAD:** **Margaret Rohde** indicated that the previous property had a side yard setback of 50 ft, and the deed restrictions had expired, and they never had removed it so, that's why the applicant has changed it to 50 ft. She indicated that there was an area that was leased from a previous landowner where it shows the property line to the road and that also had expired. But she indicated that information was still being reflected on the plat. **David Olson** indicated that was for the purposes of access. He indicated that the lease agreements expired in 1965. Also, **David Olson** confirmed with **Mario Colina** that the deed restrictions had expired and that's why they were re platting the property and **David Olson** added that all the properties currently have access and by adding the note 16, regarding the preserved area with the appropriate language.

Margaret Rohde entertained a motion to approve the preliminary plat subject to corrections
1.) By removing the references to the expired deed restriction setbacks as established on the previous plat. 2.) To extend the front yard setback since there is no second side yard. 3.) To add, note 16, to acknowledge the preserved area.

Don Jones motioned first to approve, and it was seconded by **Buck Ballas**. Preliminary Plat approved for 2002 South Piney Point Road, Rolling Pines.

- 5.) **PROPOSED ORDINANCE ON SHORT TERM LEASING:** **David Olson** indicated that the charge came from city council and a few residents are operating a commercial use, but he indicated that council has a lot on concern since the city is solely a single-family use zone. He indicated that this would be a good ordinance to help assist the police department, municipal court and our prosecutor and would be an overall enforcement for the city. He indicated that this would allow for a minimum lease of (30) days. **David Olson** indicated that other cities are using the same type of ordinance or very similar. He indicated that the Planning and Zoning Commission would have to set up and call for a public hearing. **Margaret Rohde** indicated that it gives the city something and they would have more enforcement. **David Olson** agreed that it would help the police department and code enforcement and it would give another layer for the municipal court. He indicated that this would be part of our ordinance. He mentioned that this would assist with leasing for large parties, wedding events, estate sales etc. **Don Jones** asked about the length of the 30 days and wondered if the city could add more to that 30-day lease. **David Olson** indicated that the 30 day would be more defensible. **Don Jones** indicated that six months would be his recommendation.

The Planning and Zoning Commission requested to look at some dates and coordinate a public hearing, regarding the short-term leasing.

- 6.) **ADJOURNMENT:** Motion to adjourn at 6:45 P.M. Motion made first by **Don Jones** and seconded by **Buck Ballas**. Motion to adjourn approved.

Date Approved: Thursday, July 27th, 2023.

Signature of Chairman-Margaret Rohde

X Margaret Rohde