

**City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from September 26th, 2024**

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

Sworn in Members: Chris deZevallos , and Jay Cohen.

City Staff: Annette Arriaga, Director of Planning, Development and Permits, Bobby Penington, City Administrator. Jason Bienek, Plan Examiner and City Inspector.

City Council Members: Mayor Aliza Dutt and City Council member Margaret Rohde.

- 1.) **Call to Order:** 6:03 P.M.
- 2.) **New Members:** Chris deZevallos, and Jay Cohen were sworn into the Planning and Zoning Commission by Don Jones.
- 3.) **Meeting Minutes:** Motion for approval of minutes from August 22nd, 2024, regular Planning and Zoning Commission meeting. **Buck Ballas** motioned first to approve, and it was seconded by **Jay Cohen**, minutes were unanimously approved.
- 4.) **City Attorney:** No discussion by attorney.
- 5.) **Discussion of proposed ordinance as it relates to Building Orientation/Construction and Building Activities/Signs/Generators/Outdoor Lighting/City Parks/School Zones and Prohibited Parking:** **Margaret Rohde** gave a brief discussion of all the new and proposed ordinances' changes that City Council has requested Planning and Zoning to review and to see if there were any general comments or suggestions that they could add to any of the draft ordinances. **Margaret Rohde** indicated that some of the ordinances were not in Chapter 74 of the Zoning Ordinance, but she wanted the Planning and Zoning Commission to review and make suggested edits if any. **Margaret Rohde** started off with.

Items not in Chapter 74 of the Zoning Ordinance

City Parks: She discussed the need for the new Park Ordinance and went over specific items and language in the draft, for example, time limits, no camping, no alcohol, no open containers, no unattended hand carts, and no public decency and to add a fine to the violation so that the city would have some enforcement. **Jay Cohen** asked about vandalism or destruction and **Margaret Rohde** indicated that the language could be added, and it could result in a Class C Misdemeanor.

Construction & Building Activities: After discussion of work hours, it was agreed by the Commission that 9:00 p.m. was too late for contractors to be working in the city. The Commission members all agreed.

School Zones: **Margaret Rohde** went over the proposed draft of the ordinance for the school zones and discussed the need for the school zones and operating vehicles while school is in effect. She indicated how people do not really pay attention and indicated the need for the flashing lights and the hours listed on the school zone signage and when school is not in session the signs would not flash. **Margaret Rohde** also indicated that the schools would help pay for that.

Prohibited Parking: Margaret Rohde indicated that the Police Chief had requested there be no parking along the Northside of Smithdale Road from the intersection at Hedwig Road to Oak Lane. She mentioned that this would help in carpool run more efficiently and safely. The Commission members all agreed.

Items in Chapter 74 of the Zoning Ordinance

Permitted Signs: Margaret Rohde stated that the city regulates the new single family residential new construction buildings and the ordinance would allow for signage to be placed on temporary construction fences as the permissible standard yard sign would be obstructed from view. The Commission members all agreed.

Building Orientation: Margaret Rohde stated that there is not an ordinance in regard to building orientation, and the positioning of the “front” of the building. She indicated that this would be a new subsection added in Chapter 74 and it would assist those home being designed on corner lots. The Commission all members agreed.

Standby Electric Generators: Margaret Rohde stated to the Commission that city council would like the Planning and Zoning Commission to take a look at the current generator ordinance and to discuss the generator location minimum distances and to see if they would consider less than a 5-foot setback to the structure and to discuss generator setbacks in general, in order to better assist the residences in obtaining a generator permit. She indicated that our current generator packet was too lengthy, and the current generator ordinance was too complicated. It was suggested that the generator be placed 18 inches from the structure or refer to manufacturing specifications as it relates to the different generator sizes. Margaret Rohde stated that the Fire Marshall didn’t have a problem with following the manufacturer requirements. Jay Cohen and Chris deZevallos both agreed that they would not want anything less than 5 feet from the structure as it related to safety concerns. Margaret Rohde also stated that they would still have to meet the building code requirements if the generator was near an opening, so the minimum distances would change. Non-conforming lots were discussed and whether the Commission would allow different setbacks for smaller lots. They agreed that there should be no difference between small to larger lots as it related to setbacks. The Commission members all agreed to keep the 10-foot distance from the property line. It was also discussed about excluding the lot coverage calculations from the generator requirements and all the Commission members agreed to the proposed change as the square footage was not that significant.

Outdoor Lighting: Margaret Rohde discussed with the Commission that this was brought up due to new homes being built and the exterior lighting was shining directly into the back yards and bedrooms of residents. She indicated that the proposed language would allow the city to properly enforce the outdoor lighting ordinance. She discussed the footcandle measurements and luminaire language and discussed the Dark Skies initiative. The Commission members agreed to the proposed changes.

- 6.) **Adjournment:** Motion to adjourn at 8:45 P.M. Motion made first by Jay Cohen and seconded by Chris deZevallos. Motion to adjourn approved.

Date Approved: Thursday, November 7th, 2024

Signature of Chairman-Don Jones

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