

City of Piney Point Village  
Planning & Zoning Commission Meeting  
Minutes from  
January 22<sup>nd</sup>, 2026

**Members Present:** Don Jones -Chairman, Buck Ballas, Chris Dezevallos and Jay Cohen.

**Members Absent:** Buck Ballas, Dana Gompers and William Ogden.

**City Staff:** Annette Arriaga, Building Services Director, Gerson Quevedo, Building Manager, Bobby Pennington, City Administrator and Aaron Croley P.E with HDR Engineering Company, David Olson with Olson and Olson.

**Guests:** Mario Colina P.E with Probstfeld and Associates, resident Johnathan Finger, Brian Thompson with Thompson Custom Homes.

- 1.) **Call to order:** 7:03 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from September 25<sup>th</sup>, 2025. Motion made first by **Jay Cohen** and seconded by **Chris Dezevallos**. Upon such vote, the minutes were unanimously approved.
- 3.) **Public Hearing/Preliminary Plat Approval/ 330 and 334 Tynebrook Drive:** **Mario Colina** with Probstfeld and Associates stated that he represents the owners of the property and asked if anyone had any questions regarding the property. No public comments were received. **Mario Colina** added that the property is being combined to one property and the house would stay at the same location. The property would have to go before the Board of Adjustment to seek a variance for the front property line since the set back is 50 and the existing home is at 49.2 and the side yard is set at 27.3 instead of the required 30 ft side yard setback. **Mario Colina** indicated that the house would only be a single-family residence and that the variance would have to be approved before it came back to Planning and Zoning Commission. Aaron Croley indicated that engineering had no objections to the preliminary plat meets all the city criteria except for the front and side setbacks and that the plat would have to go before the Board of Adjustment before the final plat could be completed.
- 4.) **Discussion of Public Hearing/Preliminary Plat Approval of 330 and 334 Tynebrook Drive:** No other comments received by the Commission. **Don Jones** entertained a motion to approve the preliminary plat of 330 and 334 Tynebrook Drive, pending the approval from the Board of Adjustment for the front and side setback and to be presented approval before the final plat approval from the Commission. **Buck Ballas** was first to approve, and it was seconded by **Chris Dezevallos**.
- 5.) **Public Hearing /Regarding Ordinance No. 2021.03.08./Temporary Certificate of Occupancy:** **Don Jones** read the proposed ordinance. **David Olson** talked about the fee schedule and indicated that the fees had changed, he mentioned that the deposit fee went from \$25k to \$30k. He indicated there was also discussion about a new application fee of \$5,000.00. that is new and would be a part of the newly revised ordinance. **David Olson** gave a brief staff update about how staff is spending a lot of money on the front end and not really capturing the amount spent on the extra steps and process. He indicated that the \$5,000.00 would be a non-refundable application fee. **David Olson** also added an eligibility clause, that if you are in bad standing with the Temporary Certificate of Occupancy ordinance, then you would not be ineligible to apply for another one. **Don Jones**

shared that he was surprised to know that in the year 2025, 44 percent received a Certificate of Occupancy from the city and there were a few that took more than a year in a half to complete the process. He indicated that he agreed that the ordinance needed some additional guard rails.

**Brian Thompson** with Thompson Construction indicated that he is a cost-plus builder, and he feels that additional fees would be passed on to the resident and this would penalize the builder. As-Built process takes a while, and the new homes are usually finished on the inside before the outside is ever completed. He mentioned that residents want to move into their new home prior to the completion of the project because the exterior takes a lot longer. Some of the exteriors, the pools, decking and turf might take longer to install. He feels that the future resident and the builder shouldn't be penalized. The survey company's take time to survey, the engineers take time to review. He added that it's hard to explain why residents can't move in before Christmas time because of the things that still need to be done on the exterior. He indicated that he knows the regulations of the city, and he mentioned that he has built many homes in Piney Point and that we are the only ones that require the As-Built. **Don Jones** asked about the time it takes to complete a new home, and Brian Thompson mentioned that it takes about 24 to 36 months. **Buck Ballas** asked Brian Thompson why the why the exteriors couldn't start earlier Brian Thompson indicated that usually the sub-contractors, landscaping start later once they reach a certain point. **Johnathan Finger** indicated that he lives on Stillforest Street and has been on the Building Committee for 20 plus years, and he thinks the city needs to enforce the ordinances when it comes to penalties. He indicated that the city does not enforce the \$2,000.00 per day fee. He mentioned that most people comply and then there are times when they do not. He thinks the ordinances should be enforced. He also mentioned that 45 days may not be enough time.

- 6.) **Discussion of Public Hearing/Regarding Ordinance No. 2021.03.08/ Temporary Certificate of Occupancy:** **Jay Cohen** asked the Commission on what we are trying to accomplish and what are we trying to fix. **David Olson** indicated that there were two reasons, 1.) making sure we captured the cost we are incurring because of someone wanting to move in prior to the completion of the house. He added that the city has to go above and beyond what we would normally do as part of our building process. He indicated that we are the only city that has the Temporary Certificate of Occupancy. That is why the non-refundable cost has been added. 2.) Eligibility issues and the fact that a builder may not be eligible to re-apply. **Chris Dezevallos** asked about the drainage process, and elevations. **Brian Thompson** was concerned about the timelines. **David Olson** thought it was a good idea to have a discussion with staff about the drainage timelines. **Jay Cohen** indicated that it does take time on both sides to approve the drainage, and he suggested that the timeline of (45) should stop when it is sent to the engineers. The timeline would start back up again once its back in the builder's hand. **David Olson** agreed it wasn't a bad idea and may want to look into that further. He added that no one size fits all. City council may not consider this at all. It's up for discussion. **Jay Cohen** indicated that after so many days, then you must extend and re-apply and pay the deposit again or revoke the Certificate of Occupancy. **Jay Cohen** asked about the penalty. **David Olson** talked about \$2,000.00 per day. He indicated that it is not realistic. **David Olson** indicated that it is easier to keep what we already collected than go back and have to collect. That is why we have the security deposit. He indicated the situation is never the same. **David Olson** liked the idea of making it less subjective.

**David Olson** discussed that our current ordinance is 45 days and then two 30-day extensions if you meet the criteria and eligibility for that. He suggested maybe \$500.00 per day for violation for not requesting the extensions or any day thereafter. We have a standard now, but it may not be applicable. **David Olson** stated that he would raise these issues with city council. David Olson stated that that the Planning and Zoning Commission agrees to the \$5,000.00 nonrefundable application fee. Eliminate the ineligibility section. Add another request to have the contractor re-apply and they have exhausted all the time allowed by requiring an additional deposit or revocation. Add wording in the ordinance. The commission suggested an additional \$5,000.00 for any new extension. **David Olson** agreed to formalize the ordinance.

**Don Jones** entertained a motion to approve subject to the proposed changes to the draft ordinance. **Jay Cohen** was first to approve, and it was seconded by **Chris Dezevallos**. **Don Jones** abstained.

7.) **ADJOURNMENT:** Motion to adjourn at 7:21 p.m. Motion made first by **Jay Cohen** and seconded by **Chris Dezevallos**. Motion to adjourn approved.

Date Approved on March 26<sup>th</sup>, 2026.  
Chairman Don Jones

**(Required Signature)**

**Official File Copy**