

City of Piney Point Village  
Planning & Zoning Commission Meeting  
Minutes from  
June 26<sup>th</sup>, 2014

**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 with HDR Engineering Co;

**Guests:** Mario Colina with Probsfeld and Associates, Kathleen Pratt, Mary and Bob Burtner.

1.) **Call to order:** 7:11 P.M.

2.) **Meeting Minutes:** Motion for approval of minutes from the Planning and Zoning Commission meeting was made by Charles Peterman, and seconded by Diane Wege. Upon vote, such minutes were unanimously approved.

3.) **Public Hearing/Preliminary Plat of 11400 Memorial Drive:** A public hearing was conducted and public comments were received by the Commission. A question was asked about the side set back lines and why the survey showed both the 20 foot and 25 foot setbacks. Per Mario Colina, on the final plat he would only reflect the Piney Point setback line and it would show the 25 foot only. Another question was also asked about the naming of the plat and removing the subdivision name of Shadowood. Vincent indicated that the naming would not affect any homeowner association regulations. John Peterson indicated that the preliminary plat complies with the city ordinances and he recommended approval of the preliminary plat.

4.) **Discussion of Public Hearing/Preliminary Plat of 11400 Memorial Drive:** Vincent Marino had a few comments about the preliminary plat. He indicated that on the survey, in the lower left hand corner, the name Rivermark was misspelled and it should be corrected to Rivermark. Also, note 14, in the general notes and legends, Vincent would like to add in that general note, *remove any legally valid restrictive covenants*. Per, Diane Wege, the vicinity map was incorrect and need to be corrected to reflect the correct street names. Vincent Marino made a motion to approve the preliminary plat of 11440 Memorial Drive subject to the correction of the spelling of Rivermark, and to adding the word legally valid, before the words restrictive covenants in note 14 in the general notes and legends, and to correct the names of the streets in the vicinity map. Motion made first by Diane Wege and seconded by Charles Peterman. Preliminary plat approved, subject to the conditions stated in the motion.

5.) **Public Hearing/Preliminary Plat of Mika Place/11441 Memorial Drive and 11440 Walden Lane/2 Lots into 1 Single Family Lot:** A public hearing was conducted and no public comments were received by the commission. John Peterson indicated that the preliminary plat complies with the city ordinances and he recommended approval of the preliminary plat.

6.) **Discussion of Public Hearing/preliminary Plat of Mika Place/11441 Memorial Drive and 11440 Walden Lane/2 Lots into 1 Single Family Lot:** Vincent Marino indicated that the vicinity map was incorrect and needed to be corrected to show the correct street names. He also asked about the existing structures on the lot. Annette Arriaga indicated that the property had to get variances for the existing

lot before additional improvements could be made. That is why the variance notes indicated and reflected directly on the plat. There was a question about access from Memorial Drive. Per Annette there would not be any driveway access from Memorial Drive, because the house faces Walden Lane and a third curb cut by zoning ordinance is not allowed. Vincent Marino made a motion to approve the preliminary plat of Mika Place, 11440 Walden Lane subject to adding a notation to the Northern boundary, *no third curb cut is allowed off of Memorial Drive*, per the Zoning Ordinance, Chapter 74-Section 245. Supplementary district regulations. (b). Driveway, walkways and sidewalks. Also, by correcting the reference to the "Board of Adjustment" to correctly reference Board of Adjustment in item number 15 located in the general notes in legend. Also to correct the street names in the vicinity map and to provide the no objection letter from Comcast. Motion made first by Diane Wege and seconded by Charles Peterman. Preliminary plat approved subject to the conditions stated in the motion.

7.) **ADJOURNMENT:** Motion to adjourn at 7:40 P.M. Motion made first by Diane Wege and seconded by Charles Peterman. Motion to adjourn approved.

Date Approved on August 28<sup>th</sup>, 2014

Chairman Vincent Marino X



**(Required Signature)**

**Official File Copy**