

**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING
OCTOBER 8, 2014 7:30 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

A. CALL TO ORDER, PRAYER AND PLEDGE:

Meeting called to order at 7:30 P.M. Prayer and Pledge led by Chair Pat Reilly.

B. ROLL CALL:

CHAIR:	PAT REILLY
VICE-CHAIR:	LIZ RITTER
BOARD MEMBERS:	BUD RYAN
	DON KRIEGER
	GRANT BALL
ALTERNATE:	GEORGE FOSTER
ALTERNATE:	VACANT
BOARD SECRETARY:	DENINE SHEREAR

ADDITIONAL ATTENDEES:

C. ADDITIONS/DELETIONS/CHANGES:

Krieger suggested moving "Public" to the first item. Reilly would like to discuss "Minutes" under the first "Discussion" Item.

D. CONSENT AGENDA:

- | | |
|-------------------------------|-------------------------------------------------------------------------------|
| 1. Approval of Minutes | Planning and Zoning Meeting – 9/24/14
Planning and Zoning Meeting –9/10/14 |
| Exhibit: | Agenda Report No. 1 |
| Recommendation: | Request Approval |

Motion: Ryan/ Ritter to Approve the P&Z Minutes of 9/24/14 as corrected.

Corrections:

Reilly page 8/29- add Reilly to last sentence about disclosures.

Reilly/Krieger page 7/29 3rd parag.add accept deliveries at the end of sentence.

Krieger page 8/29 1st parag. 3rd sentence abuts should be abuts

Krieger page 9/29 6th para from the bottom after staff for clarity put (Town Clerk) explained....

Ball suggested after the word "staff" put a name for clarity, Ryan added that there needs to be accountability of who "staff" is.

Ball page 9/29 4th para. From bottom "cul-d-sacs= cul-de-sacs

Ritter page 9/29 4th parag from bottom 3rd line "Liz said there should be

Krieger page 9/29 4th para from bottom 2nd word before cul-de-sacs take out ~~put in~~ and add allow for the 4th line take out ~~install~~ and add allow for.

Ritter page 10/29 last parag 2nd line... secretary to go beyond.....

All Vote: All Ayes

Motion: Ryan/ Ritter to Approve the P&Z Minutes of 9/10/14 as presented.

All Vote: All Ayes

Public moved here: none

- E. PUBLIC HEARING:
- F. ACTION:
- G. DISCUSSION:

1a. Discussion of P&Z Minute Taking (Reilly/Ball)

Reilly said the short version of "Minutes" are very good and saves time. The long minutes are valuable in some cases.

Ritter suggested that when there is an Agenda Item that is going to Council or a Public Hearing, that to have more detail in the "minutes".

The Board went on to discuss "Minute Taking".

Reilly asked for the consensus of the Board about long or short version of "minute taking" for the P&Z Meetings. The consensus from the Board was that on "Discussion" Items to hit high points (add more language for detail and clarification) and when dealing with "Public" or "Recommendations to Council" add more detail.

2. Continue Discussion re: Off-Street and Contiguous Parking
Exhibit: Agenda Report No. 2
Recommendation: Discussion

] The Board discussed the Code of Off Street Parking extensively going over verbiage making clarifications throughout Articles IX & XX.

Ritter discussed page 18/29 in agenda packet (10/8/14) #6 and made corrections for clarification.

The Board discussed page 18/29 in agenda packet (10/8/14) #7 extensively and Reilly suggested bringing it back to next meeting with ideas from all.

Ryan/ Reilly suggested where it says "area" make it "floor area"

Ryan suggested adding definition of "Automobiles" in Article for definitions for clarification purposes.

Insert in Definition:

Automobiles: a road vehicle, usually with four wheels and powered by an internal-combustion engine, designed to carry a small number of passengers.

Reilly suggested using the word "vehicles" it is in verbiage already.

Use Vehicle instead of Automobile

Ryan also said "motor vehicles".

Ritter suggested highlighting the word "Town Staff" throughout Article IX so Board can discuss at next meeting.

The Board discussed inserting "Building Official" for "staff".

Add the definition: "Porous Surface Parking" maybe be allowed under sections "E" page 21/29 (PZ Agenda 10/8/14)

- Ask Roger (Building Official)
 - If Ramsey and Sleeper exist for Standards to go by. Ryan stated something about "The Gold Standards" ????
 - Ask about Porous Surface Parking definition i.e. (gravel) (Article IX under F)

3. Continue Discussion re: Future Land Use Maps and Defining R/LC

Exhibit: Agenda Report No. 3
Recommendation: Discussion

No Discussion

H. ADDITIONAL ITEMS FOR FUTURE MEETINGS:

- (Krieger) PZ make Recommendation to Town Council to put a moratorium on any projects requiring a sewer lines until the sovereignty issues have been addressed. (Reilly said it is not a P&Z issue)
- (Krieger) Review the reasoning for the three (3) story 35 foot rule; apparently it has not been used in the last 6 years. It changes the harmonious nature of the CUP (Conditional Use Permit).
- (Krieger) Consider what a Conditional Use (CU) is. Read the section on CU get it in your heart what you want the future of this Town to be.

I. PUBLIC

J. OLD BUSINESS/NEW BUSINESS:

Krieger announced he would not be at the next P&Z Meeting on 10/22/14 he will be out of town.

(Krieger) Look At R/LC 4,000 sq ft definition of maximum building size – because you can have a 20 acre and it is a mistake, it should be 4,000 sq ft per acre. (Keith Mills, Town Planner and Attorney)

Reilly suggested getting an email from the Attorney (Karl Bohne) & Town Planner (Keith Mills) for the interpretation of: R/LC maximum square foot building per site or per acres? Or unit volume. Is the 4,000 sq ft per acre or per site?

Reilly said the lady that came in two weeks ago for the ALF on Malabar Road, can only have 5 beds for the R/LC zoning.

Ryan made an announcement to personally thank Don Krieger for his contributions to this Board; he is going to be sorely missed. Everyone thanked Don.

Krieger said, "Don't forget rural Malabar".

Sherear gave the Board a copy of "staff" definition from dictionary.

K. ADJOURN

There being no further business to discuss, **MOTION:** Krieger/ Ryan to adjourn this meeting. **Vote:** All Ayes. The meeting adjourned 9:35P.M.

BY:

Patrick T. Reilly
Pat Reilly, Chair

Denine Sherear
Denine Sherear, P&Z Board Secretary

11/12/14
Date Approved: as corrected