

**Minutes From November 20, 2008
Special Call Meeting**

Members Present

Eddie Walters-Vice Chairman
Leon August
Bob Perry
Gene Allen-ETJ
Bill McDonald

Members Absent

Al Seibert-Chairman

Staff

Gary Parker
Jeff Curtis
Cindy Nelson

1. Call to Order-9:00 am
2. Roll Call-Quorum Present
3. Agenda Comments-None
4. Approval of Minutes-From November 6, 2008 Session. **Perry moved to approve the minutes as written. Seconded by Allen. Motion carried unanimously.**
5. Zoning Administrator Report-None
6. Building Inspectors Report-None
7. Old Business

- a. Proposed Amendments to Section 151.077 Table 1; Off Street Parking Requirements

Walters noted that Curtis addressed one concern in regard to Independent Living. Curtis stated the prior proposal was for one space per two dwelling units, now changed to, one space per dwelling unit.

Also, there were concerns about Golf Course, Fire Station, and EMS Spaces. Curtis conducted a comparison search of other areas and gave a handout of the proposed changes (**entered into minutes**).

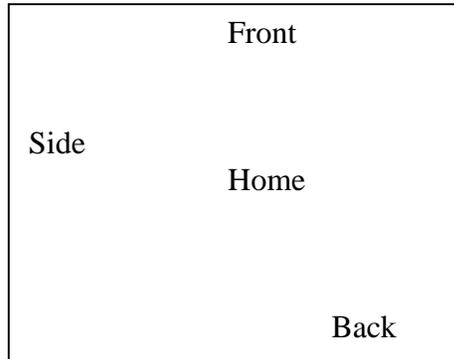
Proposed changes discussed include:

1. Four parking spaces per hole for a golf course.
2. Curtis added an Assembly Category-one space per one hundred square feet. This is for meeting space or other related items that would not fall under Clubs or Lodges.

**Perry moved the changes be submitted to council.
Seconded by August. Motion carried unanimously.**

b. Proposed Amendments to Section 151.149; Fence Height

Curtis stated there were concerns from the last Planning Board meeting regarding front yard fences and the side yard fences as they relate to corner lots. Curtis sketched out how a fence would be permitted on front and corner lots:



(Adjoining lot to corner lot)

Parker suggested restructuring the sentence (A) (1) to separate mainland and beach areas to be more readable.

The question to allow chain link fences in any zoning district was discussed. It was agreed a chain link fence be allowed on the side and in the rear of a property. However, a chain link fence would not be permitted in the front yard portion of the lot, as well as any other decorative fence.

Walters suggested item (a) that reads, “The fence or wall does not restrict the ground level view of any adjacent property facing the ocean, waterway, marsh, lakes, or golf course.....”, not be omitted as proposed. He said it would be difficult to enforce, and should wait until challenged.

Allen moved to recommend the changes discussed to council. Seconded by August. Motion carried unanimously.

c. Elect Chairman and Vice Chairman for Planning Board/Board of Adjustments

Bill McDonald was elected Chairman; Gene Allen was elected as Vice Chairman. Eddie Walters will be an alternate member. Al Seibert will become a regular member of the board.

August moved. Seconded by Perry. Motion carried unanimously.

d. Proposed Off Street Parking Maximums

Parker explained what is being presented is for storm water runoff and aesthetic impact and that more communities are moving toward maximums. The percentage is a standard applied to the maximum. The standard percentage seems to be 120%. Parker further explained it is up to the Planning Board to make this judgment. Walters said this will

encourage a developer to ask for the maximum, or challenge the 120% if more parking is needed.

This recommendation applies to future commercial concerns only.

Walters asked if we should go ahead and recommend this to council now and incorporate into the parking requirements we are dealing with?

Perry moved to recommend to council a maximum of 125% and a clause put in that the planning director has the approval to determine the accumulative parking as provided by the applicant. Parker suggested the planning board have the authority to make the determination instead of a planning director or zoning officer.

Seconded by August. Motion carried unanimously.

e. Proposed Big Box Standards

Curtis said this is being presented for informational purposes to pursue a draft proposal.

It is the thought of the town that there will be a need to address the issue of a big box store coming to our jurisdiction, and taking into consideration the future expansion of the ETJ that may reach toward Highway 17, which has commercial potential.

Curtis asked why not also consider this for all commercial business and not just big box stores?

He stated most towns have a commercial design standard in place.

Perry asked that landscaping, lighting, noise, and buffering be considered.

Gary said that staff will work toward a draft proposal, including those items mentioned and also abandonment, walkways, parking, etc.

No vote needed.

8. New Business

- a. Review Proposed Planning Board Meeting Schedule for January 2009.
New Year's Day fall on the first Monday of the month.

The first Planning Board meeting will be held on Tuesday January 6, 2009.

Gene motioned to approve. Seconded by Perry. Motion carried unanimously.

9. Visitor Comments-None

10. Adjournment-**Perry moved to adjourn. Seconded by Allen. Motion carried unanimously. Meeting adjourned at 10:15 am.**

Eddie Walters-Vice Chairman

Cindy Nelson-Secretary