

City of Cooper City  
**PLANNING AND ZONING BOARD MEETING**  
**Minutes of Meeting**  
April 7, 2014

**The meeting was called to order at 7:00 pm by Chairperson Mark Aronson.**

**Roll Call:**       **Present:** Elliot Weiner, Craig Konhauzer, Bart Roper, Charles Cutler, Marianne McCoy, David Nall, Diane Sori, Michelle Stern, and Mark Aronson.  
John Valenti absent.

**Approval of Minutes: January 27, 2014**

Minutes tabled until next meeting, April 21, 2014.

**Correspondence:** None

**New Business:** Relating to Monterra

**Site Plan #SP 10-1-13 and Plat Amendment #PA 10-1-13**

Chairman Aronson turned the meeting over to Matt Wood who read the staff report for the purpose of discussing the site plan and plat amendments, as well as the reports for the reduced setbacks and minimize lot size variances, the rezoning petition for the design guidelines and sign code waivers for commercial property C1. Under the request this parcel is to be reshaped into 2 divided parcels C1A and C1B. Parcel C1A is proposed for 16,359 sq ft of Aldi Food Market and C1B being 5,757 sq ft for a proposed use at a future date.

**Rezoning #Z 10-1-13**

Matt Wood read staff report for purpose of discussing a request for parcel C1 effectively to establish commercial design guidelines for the parcel.

Dennis Mele, representative for the petitioner, addressed staff on items with a power point presentation.

7:28pm- Public Meeting opened. No members of the public wished to speak.

7:28pm-Public Meeting closed.

Discussions began with staff including Jeanette Wofford, City Arborist, with concerns on building aesthetics including building elevations, architectural design, building height and

colors, parapets, setbacks, parking, delivery hours, loading dock location, landscaping, and traffic discussed.

Motion duly made by Marianne McCoy subject to DRC comments, approval of site plan, approval of sign waiver, and approval of variances and clarification of maintenance responsibilities of the fence, wall and common areas. Seconded by Charles Clutter.

It was recommended to approve with 7 ayes and 2 nays. Mr. Weiner and Ms. Sori dissenting.

**Variance #V10-1-13**

Variance Petition to decrease minimum lot size of Parcel C1B from 2 acres to 1.4 acres. Parcel C1A to decrease interior side from 25' to 2.89' and the rear section from 25' to 7'.

8:15pm-Public Hearing opened. No members of the public wished to speak.

8:15pm-Public Hearing closed.

Following discussion and upon motion by Marianne McCoy to approve based on staff memo of 4/3/14 and subject to DRC comments. Seconded by Craig Konhauzer. It was denied with 6 nays and 3 ayes. Mr. Weiner, Mr. Konhauzer, Mr. Roper, Mr. Nall, Ms. Sori, and Ms. Stern voted no. Mr. Cutler, Ms. McCoy and Mr. Aaronson voted yes.

**Plat Amendment #PA10-1-13**

Following discussion and upon duly made to approve by Marianne McCoy and seconded by Michelle Stern.

It was approved with 7 ayes and 2 nays. Mr. Weiner and Diane Sori voted no.

**Site Plan #SP10-1-13**

Following discussion and upon motion duly made to approve by Marianne McCoy with conditions. Seconded by Bart Roper. Clarification was discussed at which time Ms. McCoy withdrew her original motion and Bart Roper withdrew his second.

This item was then tabled by Marianne McCoy subject to rescheduling on 4/21/14 with a submittal deadline of 4/14/14 for revised elevation plans. Seconded by Bart Roper.

**Sign Package #SI10-1-13 and Sign Waiver #SW10-1-13**

Chairman Aronson turned the meeting over to Mr. Wood who read the staff report for the purpose of discussing sign package and waivers for the C1A and C1B parcels.

Mr. Mele made his presentation.

Following discussion and upon motion duly made by Ms. McCoy based on including comments from the Growth Management Director, DRC comments and approval of the registered logo colors. Seconded by Charles Konhauzer.

It was recommended to approve with 8 ayes and 1 nay. Mr. Roper dissenting.

**Old Business:**

Chairperson Aronson asked board to insert modifications of Cooper City code into pages.

Palm Avenue wall/fences and landscaping was discussed.

**Growth Management Director's Report:**

Return of Aldi variance and Subway @ Stirling Town Center sign waiver scheduled for 4/21/2014.

Christ the Rock Church is expected either the first or second meeting in May on Site Plan Amendment to address code enforcement issues.

**Board Member's Concern:** None

**Meeting Adjourned at 9:05pm**