



PLANNING & ZONING ADVISORY BOARD

Minutes of June 06, 2016

Meeting Called to order at 7:00 p.m.

1. ROLL CALL

P&Z Board Members

MEMBERS	06/06/16	05/02/16	03/21/16	03/07/16	02/01/16	12/07/15	11/16/15	10/26/15	07/20/15	06/15/15
Elliot Weiner	A	P	P	A	P	A	P	P	P	P
Craig Konhauzer	P	P	P	P	P	P	P	P	P	A
David Rouse	P	P	P	P	P	P	P	P	P	P
Al Scotti	A	A	A	P	P	A	A	P	P	P
Charles Cutler	P	A	A	P	P	P	A	P	P	P
Matt Williamson	P	A	P	P	A	P	P	P	P	P***
Bobby Jenkins	P	A	A	P	P	A	P	P	P	P
Michael de Miranda	P	P	P	P	P	P	P	P	P	P
Michelle Stern	P	P	P	P	A	P	A	P	P	P
Mark Aronson, Chair	P	P	P	P	P	P	P	P	P	P

\* Reappointed \*\* Resigned \*\*\* New appointment

STAFF PRESENT: Matt Wood, Director  
Jason Chockley, Planner  
Carlos Vega, Administrative Specialist

APPLICANT: Wallace Haywood and Lisa Baker, Homeowners

2. **P&Z BOARD - MINUTES - WAIVE/APPROVE MINUTES OF 05/02/16:** Motion to waive the reading of the minutes made by Michael de Miranda and seconded by Bobby Jenkins. All ayes on voice vote. **MOTION WAS APPROVED.** Motion to approve the minutes made by David Rouse and seconded by Michelle Stern. There were all ayes on voice vote. **MOTION WAS APPROVED.**

3. **CORRESPONDENCE:** None

4. **NEW BUSINESS:**

A. Haywood Garage Variance #V 4-1-16

Chairman Aronson turned the item over to Mr. Wood and he proceeded to read the Staff report for item 4A Haywood Garage Variance #V 4-1-16 hereby summarized as follows: Item 4A Haywood Garage Variance # V 4-1-16 is a petition seeking deviation from Section 25-5(e) (1)a, of the Municipal Code which require one garage or carport parking space for each single-family home. The request is to reduce the requirement from one to zero covered spaces while still maintaining the minimum number of total parking spaces at the home at three spaces through the circular driveway. The subject lot is on 90th Avenue, in the Cooper Colony Estates subdivision.

Chairman Aronson turned the meeting over to the Applicants to present their petition.

Wallace Haywood and Lisa Baker introduced themselves. They proceeded to say that they concur with the staff's report. They purchased the house twenty years ago and it was in this condition. Mr. Haywood said that they have more than adequate parking. They estimate that they can park about 8 vehicles in their driveway without interfering with the street or the sidewalk.

Ms. Stern asked to clarify the last statement that says the final justification for the variance according to the applicants would provide for the legal status of the garage conversion. Is the bedroom and the bathroom in there up to code?

Mr. Wood said yes. The building official has visited the site and worked with the applicant to ensure that anything that is not currently meeting code be addressed thru improvement to the property.

Ms. Stern asked that the only thing not meeting code is the amount of parking, which really there house has enough parking we just have to grant the variance in order to say that they can use it externally instead of internally.

Mr. Wood said yes.

Mr. Konhauzer said that the minimum parking is 3 and looking at the overhead view he see's he doesn't know about 8 but at least 6 or 7 cars can park, he doesn't find it to be an issue.

Chairman Aronson said that this is a public hearing and opened the public hearing at 7:07pm.

Chairman Aronson said there is no one here from the public who signed in so he closed the hearing at 7:08pm.

Chairman Aronson asked if there was any discussion. There was no discussion.

**MOTION: TO APPROVE HAYWOOD GARAGE VARIANCE # V 4-1-16 – MOTION MADE BY CRAIG KONHAUZER AND SECONDED BY BOBBY JENKINS. THERE WERE ALL AYES ON ROLL CALL VOTE. MOTION WAS APPROVED.**

**5. GROWTH MANAGEMENT DIRECTOR'S REPORT:**

Mr. Wood said that we don't have anything scheduled for the next regularly scheduled meeting. Right now the next soonest petition to be coming in before the board is the Sienna subdivision near Monterra on the north side of Sheridan Street between Pine Island Rd and University Drive. They need to finish up one more DRC so the soonest the petition would be in here would be the end July. This is probably the last meeting were going to have until at least the end of July.

**6. BOARD MEMBERS' CONCERNS:**

Chairman Aronson asked if there were any Board Member Concerns:

Mr. Rouse asked if there was any idea of when the completion date would be on 106th with the water pipes that they have been installing.

Mr. Chockley said that is something that would have to be asked to our Public Work department they are handling that project.

A general discussion was brought up between the board and staff regarding criteria of hardship when it came to these types of petitions. Members of the board asked staff why have this code in place when many people don't use their garages anymore for parking and staff gave examples of areas around the City where having this code in place is beneficial to alleviate parking issues. Staff said that this is not something where they would recommend doing away with this code they feel serves a purpose.

**7. ADJOURNMENT:**

The Meeting adjourned at 7:16 p.m.