



PLANNING AND ZONING BOARD
HEARING MINUTES
May 30, 2018

Members Present: John Creighton, Steve Suzanski, Douglas Taylor, Randy Kountoupis, Bob Decker and Roland Arellano (alternate).

CALL TO ORDER

Chairman Creighton called the May 30, 2018 meeting of the Planning and Zoning Board to order at 8:30 a.m. The meeting was held at the Town Hall building at 190 - 173rd Avenue East, North Redington Beach, Florida.

ESTABLISH A QUORUM

A quorum of the Board was confirmed.

PROOF OF NOTICE

The Deputy Town Clerk substantiated that the meeting was posted as required.

APPROVAL OF MINUTES

Chairman Creighton asked for any comments or corrections of the Minutes of October 11, 2017, January 30, 2018 and April 5, 2018. With there being no comments or corrections, board member Steve Suzanski made a motion to approve the minutes, which was seconded by Bob Decker and approved by affirmation.

1. HEARING ON VARIANCE 290 BATH CLUB BOULEVARD SOUTH – VEITSCHEGGER, RODNEY JR AND TANYA D.: Chairman Creighton stated that the Planning and Zoning Board are volunteers made up of five members and up to three alternates which are residents of the community. The Board is appointed by the Board of Commissioners to serve a three-year term. The Board members must abide by the rules as outlined in the Code of Ordinances and The Sunshine Law. An Appeal to the decision of the Board would be made to the Town Clerk within 30 days of the hearing. Mr. Creighton reviewed the five criteria from the Code of Ordinances.

Today the Board will be hearing a Variance Application for 290 Bath Club Boulevard South. Chairman Creighton asked if any board members required an Ex Parte Communication form for visiting the property or communicating with the owner.

Chairman Creighton introduced Town Attorney Jay Daigneault and Florida Municipal Services, Inc., Building Official Darin Cushing. The Planning and Board Members introduced themselves.

Chairman Creighton asked Deputy Clerk Schmader to swear in the public wishing to speak at the hearing.

Denis Cohrs, the Attorney for Rodney and Tanya Veitschegger, made the presentation on the application for variance. Mr. Cohrs distributed packets which contained photographs and surveys to the board members and the clerk for record. The Veitschegggers purchased their home in 2002. They hired an architect, engineer and contractor to build a new home. All of their plans were submitted and approved by the building department and the construction started. Recently, the overhang mistake was found and was missed by all the professionals. The overhang is in the air approximately 18 feet and projects 8.3 feet into the setback. Mr. Cohrs explained that there will be gutters for the water run-off. Mr. Cohrs said that the neighbors are in support of the variance – including the neighbor closest to the overhang. Some residents sent in letters and some are present at the hearing. Mr. Cohrs reviewed the five criteria from the application.

Chairman Creighton asked for a Motion to Grant the Variance to open for Board discussion. The Motion was made by Steve Suzanski and seconded by Randy Kountoupis. With the motion, the Board can now discuss

the application.

Town Attorney Daigneault asked for any additional evidence from the applicant at this time. Resident Joanne Templeton spoke in favor of the variance. Resident Patty Baldino also supported the granting of the variance.

Chairman Creighton questioned the applicant. Does the 8.3 feet include the gutters? Mr. Cohrs commented that it does not. Chairman Creighton explained that the Board cannot approve anything greater than original request on the application.

Chairman Creighton asked the town's Building Official Cushing his opinion on the variance. Mr. Cushing stated he was not the building official when the plans were received and approved. He explained that the site plan and floor plan show the main structure, the column at the back corner which is right on the setback line and that the town has a code that has an allowance for the roof overhang. He can only guess that it was assumed the roof and overhang were the typical size and within the town code. Mr. Cushing said there was no size dimensions on the plans for the overhang, otherwise it would have been caught.

Board Discussion continued. Chairman Creighton stated that he understands that the current neighbor says they don't object, but if the house right next door was rebuilt, it could become a problem. Mr. Cohrs said that they are not denying there is a problem – they are looking for a solution. The board members discussed putting a stipulation on the variance. Board member Decker asked to see the building plans and Chairman Creighton took a break from the hearing. Town Attorney Daigneault stated a copy of the building plans are needed for the permanent record.

The Hearing was reconvened. With no further Board discussion, Chairman Creighton closed the discussion.

The Board began to review the criteria and then Board Member Decker made a motion to Amend the original motion to add no additional building/structure/accessory structure will be constructed in the 8.3" setback. Randy Kontoupsis seconded the motion.

Chairman Creighton closed the discussion and asked for a vote to be taken on the amended motion.

Randy Kontoupsis	Yes
Doug Taylor	Yes
Steve Suzanski	Yes
Bob Decker	Yes
John Creighton	Yes

The variance request is granted on the amended motion.

ANY OTHER ITEM(S) TO COME BEFORE THE BOARD/MISCELLANEOUS

The Town has asked Town Attorney Daigneault to develop an ordinance to have a special magistrate hear the variances cases. This Board would still exist and hear items as the Local Planning Agency as such site plan reviews and consistency.

A motion was made to close the meeting by Randy Kountoupsis, and was seconded by Steve Suzanski and approved by affirmation.

Meeting Adjourned at 10:10 AM.

Respectfully submitted,



Renee Schmader
Deputy Town Clerk