

**PLANNING & ZONING REGULATIONS SUBCOMMITTEE MINUTES FOR MEETING 4 FEBRUARY 2019 AT 6:30 P.M.  
AT CITY HALL AUDITORIUM, 110 RIVER STREET**

- A. Call to Order was at 6:30.
- B. Roll Call: J. Grant, P. Kearney, S. Marlow, J. Quish, J. Griffith, D. Sulkis, S. Harris, M. Greene
- C. Minutes of 2 January 2018 **approved unanimously**.
- D. Staff up-date on Status of Pending Proposed Regulation Changes: Not this meeting
- E. Discussion on Proposed Changes to Existing Regulations (proposed by SUB-COMMITTEE) Amendments:

1. **#49-18 – 5.8.13.3 Manufactured mobile homes (VE Zone)**

Text Change **APPROVED**

**Mr. Sulkis** said the existing regulation needs to incorporate current flood mitigation guidelines. **Mr. Grant** said he would revise it to do so. **Mr. Quish** motioned to approve, **Ms. Kearney** seconded; the motion **passed unanimously**, and will be submitted to the full board after being amended by Mr. Grant.

2. **#50-18 – 5.16 Architectural Standards**

**VOID/NO CHANGE**

**Mr. Sulkis** said the current stronger language is effective with large scale developers and suggested it be retained. The group agreed.

3. **#51-18 – 5.16.7 Architectural Standards**

**VOID/NO CHANGE**

**Mr. Harris** said to be consistent with the previous action, this item should also retain its current language. The group agreed.

4. **#52-18 – 7.1.3.5 Landscaping and Screening**

Text Change **APPROVED**

**Mr. Grant** said the idea was to allow homeowners to shield their homes from noise and light caused by nearby traffic. Staff said the reference to 4.1.7 was ambiguous. **Ms. Kearney** motioned to approve, **Mr. Quish** seconded; the motion **passed unanimously**, and will be submitted to the full board.

5. **#53-18 – 10.4 Pending District Changes**

Text Deletion **APPROVED**

**Mr. Harris** said an applicant could not be prevented from taking an action before a regulation that disallowed the action takes effect. **Mr. Quish** motioned to approve, **Ms. Kearney** seconded; the motion **passed unanimously**, and will be submitted to the full board.

6. **#54-18 – 7.3.4 Special Exceptions**

Text Deletion **APPROVED**

**Mr. Harris** said the board has no statutory authority to revoke a special exception because it runs with the land; another application can't be compelled after such permission is granted. **Mr. Quish** motioned to approve, **Mr. Marlow** seconded; the motion **passed unanimously**, and will be submitted to the full board.

7. **#55-18 – 9.2.1 Appeals**

**VOID/NO CHANGE**

**Mr. Harris** said the City Attorney thinks the current regulation as it mirrors the state statute. The group accepted this guidance.

8. **#56-18 – 9.2.1.1 Appeal Period**

PARTIAL Text Change **APPROVED**

**Mr. Sulkis** said the City Attorney was fine with the clarification provided by the first 3 conditions listed, but was vehemently opposed to adding the fourth. The group accepted this guidance. **Ms. Kearney** moved to accept 1-3 and eliminate #4, **Mr. Grant** seconded; the motion **passed unanimously**, and will be submitted to the full board after being amended by Mr. Grant.

F. Suggestions for regulations changes:

**Mr. Quish** and **Mr. Sulkis** discussed a new Amendment #1-19 regarding MS4 zoning regulations that deal with updating of soil erosion and retention of water. **Mr. Sulkis** said the new language hasn't yet been vetted but will be required per FEMA for both commercial and residential property. The regulation needs to be brought into alignment. Other topics discussed were encouraging green building technology and the moratorium for self-storage, as the moratorium has an end date of 6/1.

G. Adjournment was at 7:20.

H. **Next Meeting – March 5, 2019**

Attest:

M.E. Greene, Board Clerk