

Meeting Minutes of Southwest Coastal Design Review Committee (DRC)
Wednesday, August 20, 2008
6:00 p.m.

Chairman George Cerelli called the meeting to order at 6:00 p.m.

Members present: Debra Birkby, Linda Murray, and John Mersereau. Tim Crawford and Rand Dufka were excused. Staff present: Teri Allen and Patrick Wingard.

The consideration of the meeting minutes for August 6, 2008 was the first agenda item.

MOTION I: Debra Birkby moved to accept the minutes as presented. Linda Murray seconded the motion. The motion passed unanimously.

Planner Allen noted there were only 4 members constituting a quorum. However, John Mersereau would have to excuse himself since he is a property owner within 250 feet of the Klug request. Patrick Wingard stated there is a "participation of necessity" in Robert's Rules of Order that would allow John Mersereau to sit on the panel. John felt he could participate in a fair manner. The Committee accepted John Mersereau to sit on the Committee.

The next agenda item was the continued review (from the August 6th meeting) of the Colleen Klug Non-conforming Structure and Design Review requests by Ben Guernsey, agenda for Colleen Klug for a residential addition. The agent nor the owner attended.

Planner Allen reviewed the request and the reason it was continued for discussion (the 20% aspect in regards to the non-conforming structure and whether a Variance should have had to been applied for). Planner Allen did not have answers for those questions at the last meeting so asked Patrick Wingard to attend this meeting to discuss it with them.

The Committee asked Patrick about the 20%. Patrick replied that the 20% aspect did not apply except to a use. Linda Murray asked if both floors were counted in the square footage. Patrick replied yes. Further discussion ensued.

Linda Murray then asked why no variance was applied for? Patrick replied none of the construction is outside of the existing setbacks. Discussion then center around the timing of the request and the 150-day rule. Patrick said it would be better to resolve the issue now rather than continue it to another time.

Steve Pinger, a member of the audience, asked what the objective of the ordinance was, preservation of the character of the community? Patrick replied it was to see the structure come in to compliance.

Discussion followed around the time the cement slab was put in. John felt the slab had been in for quite a while. Mr. Mersereau felt it was inexcusable for the applicant/agent not to be in attendance. Planner Allen added they hadn't been in attendance twice. Patrick suggested the Committee could deny the applications if they wished for lack of information. Debra Birkby asked if a condition could be made that the applicant show documentation to the Planning Department as to when the slab was put in and if it was put in within the last 3 years.

MOTION II: Debra Birkby moved to approve the requests with the addition of a condition of approval as stated above (that the applicant show documentation to the Planning Department as to when the slab was put in and if it was put in within the last 3 years). Linda Murray seconded the motion. The motion passed unanimously, 4-0.

Linda Murray left the meeting early – 7:10 p.m.

Other discussion was the next agenda item.

An update on Code revisions was the next agenda item. Patrick Wingard reviewed the current zoning and the Comprehensive Plan and how to get a clause in the Community Plan in to the Zoning Ordinance.

Planner Allen advised the Committee that more information on the Elmaleh-Owens court case (which had been handed out to the Committee members) had been received.

A brief discussion followed on the Johnson building height request and the Board of Commissioners meeting that some of the members attend.

There being no further agenda items, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Teri Allen, Planner
Transportation and Development