

PLANNING AND ZONING BOARD

March 4, 2019

Roll Call: Present, Arvidson, Casserly, Gardner, Smith Danskine, Wheeler Absent: Calkins
Minutes were approved unanimously, as amended.

Public Participation: Public comment were made on the need for stormwater management and the extent of new paving in NSB.

New Business:

1. **V-1-19: 2460 Burnell Court/Barr-** Request for a variance by the owner to reduce part of the rear yard setback to allow an existing, nonconforming pole barn to be converted to living space. All five criteria had been met to do this.

Public comments from neighbors who objected for reasons including applicant rents property and doesn't live there, plenty of room in pole barn without addition, could add addition to east side of building without the need for a variance, and increased traffic. The applicant responded that he plans to move there in a year or so, and as noted in application, the addition will be for his mother.

Motion to approve the variance passed with Casserly, Gardner, Danskine, voting YES, Arvidson, Smith voting NO and Wheeler abstaining.

2. **V-12-18 176 Corbin Park Rd.** – Initial request was for a total of five (5) variances in order to construct a new 111 seat restaurant on a previously developed site. The approximately 0.72 acres subject property is zoned B-3 Highway Service Business, and also is in the Corridor Overlay Zone (COZ). It is located at the southwest corner of the intersection of State Road (SR) 44 and Corbin Park Road (now addressed as 176 Corbin Park Rd) The applicant asked that this item be moved to the April Board meeting as the applicant is re-working some problem issues and may not need to ask for as many variances.

Motion to request the move to the April meeting was unanimous.

3. The Assistant City Attorney made a PowerPoint presentation on Conflicts of Interest and Ethics. Questions of concern were primarily on the need to declare if a P&Z Board Member has visited a site for a proposed action on the agenda, for such a viewing qualifies as an ex parte communication.