

# MINUTES

## PLANNING & ZONING BOARD

### REGULAR MEETING AND VARIANCE HEARING

Wednesday, January 17, 2018, 9:30 a.m.

City Hall Conference Room

1. Call to Order: The meeting of the Planning and Zoning Board was called to order at 9:30 a.m. by Chairperson Trudy Troiano. Roll Call: *Present*: Trudy Troiano, George Lancaster, Joey Raspe, Gary Furtak, and Ron Anderson. Excused: Gail Cortelyou. Also present: City Attorney Tom Wright, Building Official Ed Borysiewicz, and City Clerk Kathryn McCullough. Public – 0.

Attorney Wright asked Board Member Steve Decrow to stand. Attorney Wright administered the oath of office to Mr. Decrow.

Chairperson Troiano said the applicants, Karen Wever and Kathy Erwin, are requesting a variance request to convert an existing garage to a second bedroom and a second bath at 44 Sadowski Causeway. There are no witnesses present to represent the property. Building Official Borysiewicz reported conversions had been permitted, however, over the years, problems were encountered with parking especially on Sadowski Causeway, Coral Lane and 7<sup>th</sup> Street. Therefore the code was changed to require 2 parking spots per dwelling unit. Some properties can still convert as the building is shifted toward the water allowing 2 parking spots. At 44 Sadowski, the building is shifted toward the Causeway only allowing parking for 1 car on the property. Chairperson Troiano said when she drove by the property a pickup truck was parked parallel as it could not fit in the parking spot. Her concern is control of type of vehicles that may be parked there as the applicant has stated this property will be a vacation rental. Joey Raspe reported a 900 square foot unit can be rented to 4 people. Building Official Borysiewicz said the width of the property is 20' so only 1 vehicle can be parked parallel to the structure. Attorney Wright reported parking has been a chronic problem in that area for years. It got somewhat better after the utilities were put underground. Another thing the City instituted, to address the problem, was the double line along Sadowski Causeway. There is a line vehicles are not to protrude beyond, and another line at the edge of the road. The idea was to create a sight line as vehicles backing out could not see oncoming traffic. Board Member Lancaster asked if the garage is being used. Ms. Troiano indicated the applicant stated the garage is only being used for storage. Attorney Wright said increasing the size of the unit will increase the need for more parking regardless of the use, i.e. private home, vacation rental or long term rental. Board Member Furtak asked if any variances have been approved for the conversion. Building Official Borysiewicz answered no variances have been issued since the ordinance requiring 2 parking spaces was enacted.

Question 1: Has the applicant shown good and sufficient cause to grant the variance? Joey Raspe, no; George Lancaster, no; Gary Furtak, no; Steve Decrow, no; Ron Anderson, no; Trudy Troiano, no.

Question 2: Will denial of the variance result in unnecessary hardship to the applicant? Joey Raspe, no; George Lancaster, no; Gary Furtak, no; Steve Decrow, no; Ron Anderson, no; Trudy Troiano, no.

Question 3: Granting this variance will not result in public expense, a threat to public health & safety and it will not create a threat to or nuisance, or cause fraud or victimization of the public? Joey Raspe, no; George Lancaster, no; Gary Furtak, no; Steve Decrow, no; Ron Anderson, no; Trudy Troiano, no.

Question 4: The property has unique or peculiar conditions or circumstances to this property that do not apply to other properties in the same zoning district. Joey Raspe, no; George Lancaster, no; Gary Furtak, no; Steve Decrow, no; Ron Anderson, no; Trudy Troiano, no.

Question 5: Granting this variance would NOT confer any special privileges in terms of established development in the immediate neighborhood. Joey Raspe, no; George Lancaster, no; Gary Furtak, no; Steve Decrow, no; Ron Anderson, no; Trudy Troiano, no.

City Attorney Wright asked the Planning and Zoning Board if they wanted to recommend approval of this variance request to the City Commission. All Board Members responded, no.

Ms. Troiano asked if there was any other business to come before the Board. There being none the meeting adjourned at 9:40 a.m.

Respectfully submitted,



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Kathryn McCullough, City Clerk

There may be attendance and participation of city commission members at this meeting. If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.