

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, November 9th, 2015
Community Center/City Hall – 1 Bay Avenue

MINUTES

Present: Tom Daly-Chair, Geoff Hewell, Jim Bachrach, Uta Hardy, Lynn Wilson-Spohrer, Revena Ramsey-Permitting

Regular Meeting – 6 p.m.

- 1) Approval of October 12th, 2015 Regular Meeting Minutes & October 30th, 2015 Joint Quasi-Judicial Workshop Minutes.

Tom Daly (Chair) asked if we even had to approve the workshop minutes.

Revena Ramsey stated- yes because it was a public workshop and it's on record.

Motion to approve October 30th, 2015 Joint Quasi-Judicial Workshop minutes made by Geoff Hewell, 2nd by Jim Bachrach, Motion Carried.

Motion to approve October 12th, 2015 regular meeting minutes made by Geoff Hewell, 2nd by Jim Bachrach, Motion Carried.

Tom Daly (Chair) stated in reference to the young lady in the back behaving wonderfully, we're going to put Kathy Jansen 1st on the Agenda. Move directly to #7.

- 2) Review, Discussion and Decision on permit issuance for shingle to metal roof(s):
- a. 53 17th Street, Block 108, Lot(s) 9 &10, For -- Karen Ventimiglia & Jim Brown, Contractor – Teat Construction.
Galvalume standing seam.
Motion to approve was made by Geoff Hewell, 2nd by Jim Bachrach. Motion Carried.
- b. 303 Hwy 98, Block 271, Lot(s) 16 – 19, For - Catherine Williams, Contractor - Teat Construction.
(After the Fact).
Revena Ramsey explained the After the Fact.
Motion to approve made by Lynn Wilson-Spohrer, 2nd by Geoff Hewell. Motion Carried.
- c. 64 Avenue D, Block 10, Lot(s) 6 – 8, For -- Alfia Mirabella, Contractor – Fisher Roofing.
Galvalume in color.
Motion to approve made by Jim Bachrach, 2nd by Geoff Hewell. Motion Carried.
- d. 105 12th Street, Block 78, Lot(s) SE ½ of 8 and all of 9 , For -- Michael Clayton, Contractor – Self.
(After the Fact).
Revena Ramsey explained After the Fact.
Tom Daly stated we routinely do so many metal roofs I'm just wondering if it really needs to come before P&Z. That's something that we can discuss at some point.
Geoff Hewell stated unless it's some wild color or something like that.
Tom Daly (Chair) stated we can discuss it.
Geoff Hewell stated if it's okay with the City it's okay with us.
Motion to approve made by Geoff Hewell, 2nd Jim Bachrach . Motion Carried.
- 3) Review, Discussion and Decision on permit issuance for proposed Enclosure of Existing Front Porch @ 83 12th Street, Block 77, Lot(s) 6, For – Ken and Brigitte Schroeder, Contractor –Andrew Butler.
Ken Schroeder explained the proposed work, convert front porch into family room. They'd like to move the front door to end to the right.
Geoff Hewell would rather see them leave it as is. Doesn't want to see a blank space there.
Tom Daly (Chair), personal prospective, such a classic style, even though it was added later on, it is cracker style. The front porch and door. It really does change the appearance of the structure. Would it be a problem to leave the door there and have a sign says no access?
Ken Schroeder – if the door is an issue we'll leave the door.
Uta Hardy is concerned with changing appearance.

Lynn Wilson-Spohrer states it's craftsman style, most likely the piers were there as just a porch with no screen, steps down and probably had a little railing between piers because that is a craftsman style. We should retain the craftsman style.

Ken Schroeder stated he'll leave the piers and little pyramid.

Uta Hardy stated - enclose it but leave the appearance. And steps?

Steps stay per Mr. Schroeder.

Lynn Wilson-Spohrer - Style of windows? Awning?

Mr. Schroeder stated -- crank out, length of where screen is now, double each way, glass.

Leave steps, leave door, close in with windows -Tom Daly.

Lynn Wilson-Spohrer suggesting to help Mr. Schroeder with window and door measurements to find something that will work and keep the historical appearance.

Motion to approve was made by Jim Bachrach to accept the design Lynn Wilson-Spohrer and Mr. Ken Schroeder come up with, 2nd by Lynn Wilson-Spohrer. Uta opposed. Motion Carried.

- 4) Review, Discussion and Decision on permit issuance for proposed 12' x24' shed @ 213 17th Street, Block 125, Lot(s) 9, For – Brenda Ash, Contractor – Tool Time.
Placement behind house, colors to match house and may be smaller than 12x24 but requesting just in case, comes with windows & doors per Brenda Ash.
Motion to approve made by Jim Bachrach, 2nd by Geoff Hewell. Motion Carried.

- 5) Review, Discussion and Decision on permit issuance for proposed 12' x 20' shed @ 18 6th Street, Block 26, Lot(s) 4 & 5, For – Wayne & Linda Armstrong, Contractor – Graceland Portable Buildings.
Mr. & Mrs. Armstrong stated it will be painted same as house with metal roof. The contractor will level it and tie it down.
Motion to approve made by Jim Bachrach, 2nd by Geoff Hewell. Motion Carried.
Uta Hardy thanked them for the professional information they provided.

- 6) Review, Discussion and Decision on permit issuance for proposed 38" picket fence in front and 6' privacy in rear @ 148 6th Street, Block 64, Lot(s) 2, For – Jean Alston, Contractor – Self. (Replacing existing fence)
6' fence is just in back.
Motion to approve made by Geoff Hewell, 2nd by Jim Bachrach. Motion Carried.

- 7) Review, Discussion and Decision on permit issuance for proposed 5' wire fencing on side and 6' wooden privacy fence in rear @ 143 4th Street, Block 8, Lot(s) 4, For – Kathy Jansen, Contractor – Self.
(Moved Jansen 1st on Agenda due to child with her.)
Motion to approve made by Jim Bachrach, 2nd by Geoff Hewell. Motion Carried.

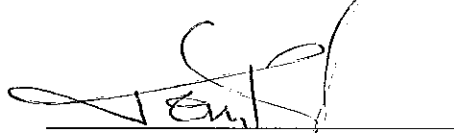
- 8) Review, Discussion and Decision on permit issuance for proposed window to a door change @ 19 9th Street, Block 36, Lot(s) 6 & NW ½ of 7, For – Norman Fleming, Contractor – Tim Poloronis.
Motion to approve made by Jim Bachrach, 2nd by Geoff Hewell. Motion Carried.

- 9) Old Business

- 10) Other Business For Discussion
Larry Witt to speak to board - He represents a group trying to put in a very high end motor coach lodge in Apalachicola.
Tom Daly (Chair) stated City Attorney hasn't given them any direction to speak on this so they can't discuss it.
Mr. Witt stated - We have no kind of remedy.
Uta Hardy spoke - she didn't know why it even got that far. She looked at code and nowhere does it say it's allowed by Special Exception.
Mr. Witt stated he got a notice with no signature. Who doesn't sign a notice.

Tom Daly (Chair) and Jim Bachrach suggest he address the City Commission.
Geoff Hewell suggests he goes to City Commission as Attorney will be present. He feels it falls under Transient Lodging. If City allows it he'd be interested in seeing it.
Tom Daly states the only avenue is before City Commission and Attorney.
Mr. Witt asks how to get on Commission Agenda.
Revena Ramsey states Mr. Witt will need to see Ms. Lee Mathes at City Hall to get on agenda for City Commission.

Motion to adjourn made by Geoff Hewell, 2nd Jim Bachrach. Motion Carried.



Tom Daly, Chairman