

CITY OF APALACHICOLA

PLANNING & ZONING BOARD

REGULAR MEETING

MONDAY, January 13th, 2014 – 6:00 PM

Community Center/City Hall – 1 Bay Avenue

MINUTES

Present: Tom Daly-Chairman, Jim Bachrach, Geoff Hewell, Robin Vroegop, Sally Williamson, Lynn Wilson-Spohrer, Fredrick Vogt, Cindy Clark – Contract Planner, Revena Ramsey – Administrative Assistant, Wilbur Bellew – Code Enforcement, Betty Webb – City Administrator

Regular Meeting

- 1) Approval of December 2013 Minutes.

Robin Vroegop stated a correction to the December 2013 Minutes to add two statements that were made when listing future workshops discussions:

1. **Robin Vroegop suggested the board schedule time to address and discuss the definition of Retail Specialty.**
2. **Frederick Vogt suggested the board discuss windows in the Historic District.**

Motion to approve December 2013 Minutes, with the requested changes, made by Sally Williamson, 2nd by Geoff Hewell. Motion carried.

- 2) Review, Discussion and Decision on permit issuance for elevator & shaft @ 11 9th Street, Block 36, Lot(s) SE ½ of 7 & all of 8, for Elizabeth Milliken, Contractor – Residential Elevators.

Lynn Wilson-Spohrer suggested putting shutters on the outside of the new elevator shaft.

Motion to approve made by Fredrick Vogt, 2nd by Lynn Wilson- Spohrer. Motion carried.

- 3) Review, Discussion and Decision on permit issuance for garage renovations @ 11 9th Street, Block 36, Lot(s) SE ½ of 7 & all of 8, for Elizabeth Milliken, Contractor – unknown.

Motion to approve, based on them removing any concrete that exceeds the 40% (back of home and driveway) to meet lot coverage, made by Sally Williamson, 2nd by Geoff Hewell. Motion carried.

- 4) Review, Discussion and Decision on permit issuance for single-family residence @ 246 7th Street, Block 173, Lot(s) 1, for Creighton Brown & Holly Alpert, Contractor – Self.

Motion to approve, including removal of trees, made by Geoff Hewell, 2nd by Lynn Wilson-Spohrer.

- 5) Review, Discussion and Decision on permit issuance for single-family residence @ 174 4th Street, Block 6, Lot(s) 3-4, for William Grow, Contractor – Galloway Construction, Inc.

Motion to approve, including removal of trees, made by Jim Bachrach, 2nd by Robin Vroegop. Motion carried.

- 6) Review, Discussion and Decision on permit issuance for fill & grading @ 98 Avenue G, Block 60, Lot(s) 7, for Dennis Winterringer, Contractor – Jason White Construction.

Betty Webb stated this had been put on hold for now.

Motion to table made by Sally Williamson, 2nd by Geoff Hewell. Motion carried.

- 7) Review, Discussion and Decision on permit issuance for carport roof @ 183 13th Street, Block 147, Lot(s) 9-10, for Oryan Speed, Contractor – Curtis Lewis. **Administrative Approval.**

Motion to approve made by Sally Williamson, 2nd by Geoff Hewell. Motion carried.

- 8) Review, Discussion and Decision on permit issuance for renovation/addition to garage @ 19 Leslie Street, Block C2, Lot(s) 1-2, for Susan Morgan (Blue Moon Inn), Contractor – Ben Withers, Inc.

Motion to approve made by Jim Bachrach, 2nd by Geoff Hewell. Motion carried.

- 9) Review, Discussion and Decision on permit issuance for fence replacement @ 73 5th Street, Block 9, Lot(s) 6-8, for First United Methodist Church, Contractor – Eric Springer.

Motion to approve made by Robin Vroegop, 2nd by Sally Williamson. Motion carried.

- 10) Review, Discussion and Decision on permit issuance for fence replacement @ 46 16th Street, Block 108, Lot(s) 1-2, for David Smith, Contractor – Dan Harper.

Motion to approve, 48” high fence replacement, made by Jim Bachrach, 2nd by Lynn Wilson-Spohrer. Motion carried.

- 11) Review, Discussion and Decision on permit issuance for fence, covered cooking & eating areas @ 189 Avenue B, Block 59, Lot(s) 1-2, for Thomas Morgan, Contractor – Self (James Penelton). **After the fact.**

Thomas Morgan stated he will move water meter out to alley at his expense if P&Z approved his permit. Mr. Morgan also stated he’d be willing to sign an agreement giving the City permission to do what they needed to access any/all city utilities including removal of fence/damage to personal property at his expense if necessary.

Motion to approve contingent upon City Commission approving encroachment made by Geoff Hewell, 2nd by Jim Bachrach. Motion carried.

- 12) Review, Discussion and Decision on tree permit(s):
Remove trees to allow for new construction of single-family residence @ 247 7th Street, Block 6, Lot(s) 1, for Creighton Brown.

Tree removal approved with permit. Please refer to #4.

Remove trees to allow for new construction of single-family residence @ 174 4th Street, Block 6, Lot(s) 3-4, for William Grow.

Tree removal approved with permit. Please refer to #5.

13) Old Business

Items tabled at last P&Z:

Decision on fencing for Gene Schley @ 50 5th Street.

Board decided to leave as is at this time.

Decision on fencing for Lee McLemore @ 101 Bay Avenue.

Motion made by Sally Williamson to resend the previous decision for McLemore at December 9, 2013 P&Z and offer him the option to relocate the meter box at his expense or move fence behind meter box, 2nd by Geoff Hewell. Robin Vroegop opposed. Motion carried.

Robin Vroegop following up on old business asked Betty Webb the status on Elizabeth Cards' property located at 24 16th Street.

Betty Webb stated she hasn't been able to get a hold of Elizabeth.

Robin Vroegop following up on old business pertaining to the old Red Top.

Revena Ramsey stated the owners decided to leave deck open due to exceeding lot coverage and just put tables with umbrellas out there. They are not encroaching.

Robin Vroegop following up on the affordable housing project.

Chairman Daly stated there isn't anything to report at this time but it seems to be still in the works.

Robin Vroegop following up on the Chapman House Museum project and the encroaching into the alley way.

Betty Webb stated City Commission will address the encroachment. Work has not been started on the wall along the alleyway.

14) Other Business for Discussion

Schedule Workshops

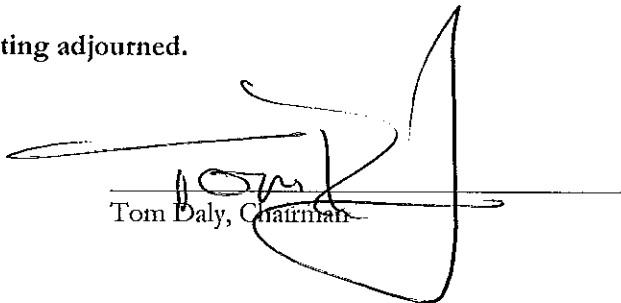
Cindy Clark handed out the workshop schedule.

Board discussed with Cindy Clark about researching other cities to see what their rules/procedures are for RV's and fencing.

Rebecca Jetton – Dep. Of Economic Opportunity

Couldn't make meeting.

There being no further business, meeting adjourned.


Tom Daly, Chairman