

**PLANNING AND ZONING COMMISSION
MINUTES
February 18, 2009**

ATTENDEES:

Members

Pam Greer Buckley
John Staley
Joel Brous
Peck Miller
Chris Shanahan

Staff

Blaine Smith
Maggie Fussell
Will Esham, Attorney

I. CALL TO ORDER – 6:00 p.m.

II. APPOINTMENT

1. Discuss possible amendment to Section 110-905(f) which states “On through lots, the required front yard shall be provided on each street” as it applies to the Montego Bay community presented by James M. Walker, President, Montego Bay Civic Association.

Blaine Smith gave a brief introduction with regard to the history of through lot setbacks in the Montego Bay Mobile Home Park. Based on old file records, it was found that early administrators considered one a front yard and one a rear yard on through lot and issued permits for many of the units, especially in the first phase of the Park along Ocean Drive and Atlantic Boulevard. In recent years, property owners who have through lots have gone to the Board of Zoning Appeals to get relief from the setback requirements and historically the requests have been granted. Because of the frequent appeals filed for relief from the setback requirements on through lots and the history of approval for these requests, Jim Walker, president of the Montego Bay Civic Association requested that the Commission consider amending the Code to revise the setback requirements for through lots. Based on the circumstances discussed, the Commission unanimously agreed to hold a public hearing to consider an amendment to the Code.

MOTION/Miller

SECONDED/Staley

5-0 IN FAVOR to

schedule public hearing

III. SITE PLAN

1. Review revisions to roof plan for the Susquehanna Bank located at 9403 Coastal Highway. File #08-18100003.

At time of application for the building permit, it was noted that there has been a change to the roof system from the original plans approved by the Planning Commission. At this time the Commission is not willing to approve the modification to the roof system and requested that the applicant meet with them at a regularly scheduled meeting to discuss the changes that have been made to the roof system.

2. Consider reactivation of conditional use request for the expansion of an existing arcade building and the addition of an 18-hole miniature golf course at 107 – 146th

