

PLAN REVIEW COMMITTEE
MINUTES
JUNE 3, 2011

The Plan Review Committee met in regular session on Friday, June 3, 2011, at City Hall in the City Commission Chambers, 210 Sams Avenue, New Smyrna Beach, Florida. The meeting was called to order at 9:00 a.m. by Gail Henrikson

The following members were present and introduced themselves for the record:

Mike Bosse
Gail Henrikson
Randy Walter
Marissa Moore
Bill Drossman
Mike Knotek

Kyle Fegley, City Engineer and Khalid Resheidat, Public Works Director were absent.

APPROVAL OF MINUTES

Regular Meeting held May 6, 2011

A motion was made by Marissa Moore to approve the minutes of the regular meeting held May 6, 2011; seconded by Randy Walter. Motion passed unanimously.

Debora Jenkins swore in the staff and the applicants.

Thomas Wheeler, 214 Robinson Road, New Smyrna Beach, Florida.

Reed Hadley, D.J. Haycook Construction, North Causeway, New Smyrna Beach, Florida.

RE: SP-2-11: 407 Downey Street

Ms. Henrikson stated that Planning did not have anything to add beyond the items listed on the comments sheet and she asked the applicant if he had any questions regarding the items listed.

Mr. Wheeler questioned how long the parking space required minimum of 9' x 20' had been in place and had it changed within the last 20 years.

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Ms. Henrikson stated no, it had not changed. She stated that the applicant should have enough space to meet those requirements with the one parking space and the circular drive.

Mr. Wheeler asked whether irrigation would be required and about the use of a well for the irrigation.

Ms. Henrikson stated yes, irrigation is required for the plantings.

Mr. Walter stated that the applicant could not use a well for that location due to St. Johns' requirement to use the lowest quality water for irrigation. He stated that reclaim water would need to be used. He informed the applicant that there were fees involved and what they were.

Mr. Wheeler asked about the front yard setbacks and the calculation of the average setback.

Ms. Henrikson stated that the applicant should reflect the standard setback requirement that is written in the LDR which is 0-20 feet, based on the average setback of the surrounding buildings.

Mr. Wheeler asked about the landscaping comments.

Ms. Moore stated her biggest concern was comment number three.

Mr. Wheeler stated that he was looking into cutting under the road but that might have to have an archeological study.

Mr. Walter stated that the only way to avoid that would be to do a directional bore.

Ms. Moore was concerned about going under the roots of the tree.

Mr. (Reed) commented that there was a way to go under the roots or around the roots without damaging them.

Mr. Knotek stated that a study would still need to be done with the directional bore.

Mr. Walter stated not if the applicant stayed within a 5' x 5' pit.

Mr. Wheeler stated that he would rather do the directional bore.

Police Department did not have comments.

Mr. Walter reviewed the Utilities Commission comments letter with the applicant adding a comment concerning the reclaim water.

Mr. Wheeler did not have questions concerning those comments.

Mr. Bosse reviewed the Fire Department comments.

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Mr. Wheeler inquired about separation issues.

Mr. Bosse stated he would find out.

Mr. Knotek stated that other than the separation issues the applicant needs to make sure there was a proper railing on the handicap ramp. He asked the applicant how high was the railing.

Mr. Wheeler stated 3 feet.

No further questions from the applicant.

No further questions or comments for the applicant from the Board Members.

COMMENTS FROM THE STAFF OR BOARD

Mr. Walter extended a welcome to the newest Board Member Bill Drossman, representative for the Police Department.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:12 a.m.