

PLAN REVIEW COMMITTEE  
MINUTES  
JANUARY 6, 2012

The Plan Review Committee met in regular session on Friday, January 6, 2012, at City Hall in the City Commission Chambers, 210 Sams Avenue, New Smyrna Beach, Florida. The meeting was called to order at 9:07 a.m. by Gail Henrikson

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

Mike Bosse  
Gail Henrikson  
Randy Walter  
Kyle Fegley  
Mike Knotek

Bill Drossman, Police Commander, was absent.  
Khalid Resheidat, Public Works Director, was absent.

Ursula Moccia, Recording Secretary, was also present.

APPROVAL OF MINUTES

Regular Meeting held October 7, 2011

**A motion was made by Randy Walter to approve the minutes of the regular meeting held October 5, 2011; seconded by Mike Knotek. Motion passed unanimously.**

Gail Henrikson swore in the staff and the applicants.

**SP-7-11: MCDONALDS/THE SHOPPES AT CORONADO (CLASS II)**

Craig McDonald and Peter Van Rens were present to represent the case.

Ms. Henrikson, Planning Manager, addressed the representatives for the case and reviewed the Planning Department comments. She stated that the major issue is of the setback of the building.

A representative stated there is room to pull the building forward.

Ms. Henrikson stated that would meet the requirement. She continued to review the comments.

Ms. Henrikson questioned the representatives about plans for landscaping. A discussion with the representatives was held in regards to this.

Ms. Henrikson continued to review the Planning Department Comments.

Mr. Fegley, City Engineer, addressed the representatives for the case and reviewed the Engineering Department comments.

Mr. Knotek, Chief Building Official, addressed the representatives for the case and reviewed the Building Department comments. He stated that all documents need to be on site at all times and as soon as the applicant satisfies all provisions set by the committee a permit will be issued.

Mr. Walter, Utilities Commission Representative, addressed the representatives for the case and reviewed the Utility Commission comments.

Ms. Henrikson addressed the representatives for the case and reviewed the administrative comments.

There were no comments or questions from the representatives.

Ms. Henrikson called the next case.

Gail Henrikson swore in the representatives for the case.

**SP-8-11: ABC FINE WINE AND SPIRITS/STATE ROAD 44 (CLASS II)**

Rex Weeks, John Kelly, Steve Rivera, and another representative were present to represent the case.

Ms. Henrikson, Planning Manager, addressed the representatives for the case and reviewed the Planning Department comments. She addressed the plans relating to the septic system and stated that it would have to be abandoned within 180 days of the completion of the sanitary sewer line along State Road 44. A discussion between the committee members and applicant was held in regards to this.

Ms. Henrikson continued to review the Planning Department comments. She addressed her concern of the recorded parking easements. A discussion was held with the representatives in regards to this.

Ms. Henrikson continued to review the Planning Department comments. She addressed a comment about the sign program and a discussion was held with the representatives for the case in regards to this.

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Ms. Henrikson continued to address the Planning Department comments. She addressed a comment about the removal on trees on the applicant's property. A discussion was held with the representatives in regards to this.

Ms. Henrikson continued to review the Planning Department comments.

Mr. Fegley addressed the representatives for the case and reviewed the Engineering Department comments.

Mr. Knotek addressed the representatives for the case and reviewed the Building Department comments. He addressed his concern about the transformers. He stated that all documents need to be on site at all times and as soon as the applicant satisfies all provisions set by the committee a permit will be issued. He advised the applicant to submit for the permit within the next six months before building codes change.

Mr. Walter addressed the representatives for the case and reviewed the Utility Commission comments. Mr. Walter addressed his concern about the set of drawings that were submitted that were not sealed. A discussion was held with the representatives in regards to this. He addressed a concern about a section of the plans being labeled as "by others". A discussion was held between the committee and the representatives in regards to this.

Mr. Walter continued to address the Utility Commission comments.

Ms. Henrikson addressed the representatives for the case and reviewed the administrative comments.

No further questions from the representatives for the case.

No further questions or comments for the representatives for the case from the Committee.

COMMENTS FROM THE STAFF OR BOARD

There were no comments from staff.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:31 a.m.