

MEETING MINUTES

OCTOBER 19, 2011

Call To Order

The meeting was called to order at 9:05 by Chair Jack Landis. All members were present. There is one vacancy on the committee. Dan Quick, Inga Williams, Shaun Culliman and Roxanne Read attended from the Community Development Department.

Minutes

Wayne Largent made a motion to approve the October 5, 2011 minutes. B.J. Galbraith seconded, motion passed. Wayne inquired about the Sept. 21, 2011 minutes. Roxanne will check.

ARC Items

Ken Johnson presented plans for a refurbished walkway and deck at El Galeon by the Sea. He also discussed plans to construct a new sign in the future. The walkway and deck project has not yet been submitted to the county for permitting.

Special Guest

Mr. Dan Quick, Community Development Director, was introduced and welcomed. He in turn introduced Shaun Culliman as a new member of the staff. Chair Landis gave a brief history of the origin and proceedings of MASCAC for their benefit.

Dan Quick answered questions from the committee concerning the overlay review. The committee members expressed their concern about the draft distributed to the committee last week. Chair Landis stated that he would like to see the committee proceed with the June 15 draft. Chair Landis also offered to work directly with Dan and Shaun as the committee liaison.

Old Business

Chair Landis met with Derrick to discuss the review of our by-laws. Derrick said he can't change the by-laws without being directed by the BCC. Chair Landis is going to send a letter to the Commissioners requesting that they give direction to Legal Counsel to work with Jack to draft changes to our by-laws.

Since Roxanne left with the county employees, the items that needed to be clarified by Roxanne are still on the table to be discussed at the next meeting.

After discussion by the committee, it was decided to continue with our review of the 6/15 draft and make any changes necessary.

Under MMF: Page 10 – Line 6 – Chart: B.J. made a motion to retain the 35' side and rear setback abutting the water instead of the changed 20' (by the county). Seconded by Andrea Barber. The vote was as follows: For: B.J. Galbraith, Bette Sue Carroll, Tom Dignam and Andrea Barber. No votes from Wayne Largent and Chair Landis. Motion passed.

Page 10 – Line 14: B.J. moved to remove "Ten percent of the front yard shall be landscaped with living plant material". Betty Sue seconded. After discussion, the vote was Andrea, Tom and B.J. yes – Wayne, Chair Landis & Betty Sue no. Motion failed.

On page 12, line 13: B.J. moved to remove "Foundation plantings shall be installed around buildings to soften their appearance from off-site view." Tom Dignam seconded. After discussion the vote was unanimous in favor.

Page 13, line 17 – This discussion was tabled until the next meeting.

The chart on page 14: Betty Sue moved to change the wording on front setbacks from maximum to minimum. B.J. seconded. After discussion, the vote was Andrea & Betty Sue yes; Wayne, Chair Landis & Tom no; B.J. did not vote. Motion failed.

After some discussion it was decided to table the side and rear interior requirements for the MCT until the next meeting.

On page 16, line 50 between (k) and (1): Betty Sue made a motion to add a section for SAFETY PRECAUTIONS reading as follows: "Construction must be done in a manner to ensure that there is neither jeopardy to the health and welfare of nearby residents and guests nor damage to any nearby structures or their contents. Pilings, except those in submerged areas, may not be pounded into any area closer than 300' from an existing structure." Wayne seconded followed by discussion and a unanimous "yes" vote.

Page 19, line 34, B.J. moved to reinstate the phrase "Rooftop livable space shall count as 10' of the allowed height of a building." Betty Sue seconded. Unanimous "yes" vote by the committee.

Page 17, line 29 "Peripheral Landscape Strips " should be in Bold print.

Betty Sue moved that on page 21, line 50 should read "current structural replacement cost" to replace "structural replacement". Andrea seconded. Passed unanimously.

Page 16, line 42 B.J. made a motion to change single family to residential. Seconded by Betty Sue. Passed unanimously.

Page 19, line 40 B.J. moved to eliminate 3) antenna structures shall be screened from the abutting roadway". Wayne seconded – passed unanimously.

Page 19, line 40: B.J. moved to add "Antennae structures shall be included within building height requirements". Jack seconded. After discussion, the vote was Wayne & Tom oppose – Betty Sue, B.J. Chair Landis and Andrea agree. Motion passes.

Page 20, line 45: Wording to be "Accessory structures (for example: sheds, gazebos, cabanas, decks, and animal houses) shall not be installed forward of the front building façade or within the Peripheral Landscape Strips". Motion for the change was made by B.J., seconded by Wayne, passed unanimously.

Page 21, Under G Landscaping: B.J. made a motion to add "Foundation plantings are required." Andrea seconded. After discussion: the vote was B.J. and Andrea "yes"; Wayne, Tom, Chair Landis and Betty Sue "no". Motion failed.

Tabled discussion until next meeting included underground utilities; page 13-line 7; page 14; page 3-line 6. Committee members are to review and bring to the table the next meeting any discussion they feel necessary on those issues.

Bill Miller who was in the audience for the meeting added some of his thoughts at the end of the meeting .

Meeting was adjourned at 1:15 p.m.

Respectfully submitted,

Andrea L. Barber
Secretary

A handwritten signature in cursive script, appearing to read "Andrea L. Barber".