



**MINUTES OF  
THE PLANNING AND ZONING COMMISSION  
December 15, 2010**

- I.** Jeff Labar called the meeting to order at 7:01 p.m. In attendance were Nancy Feuerle, Randy Getman, Megan Reiser, and, Marilyn Van Wagner, Commission Members. Bill Watson, Planning and Zoning Administrator, and Kathy Johnson, Planning and Zoning Secretary. Absent were Eleanor Nelson and Tim Stafford, Commission Members.

- II.** **Approval of the November 10, 2010 minutes of the Planning and Zoning meeting.**

**MOTION:** Ms. Feuerle moved to approve the minutes of the November 10, 2010 Planning and Zoning Commission meeting as written. Seconded by Mr. Getman, all in favor.

- III.** **Group Discussion regarding Town Council's actions relative to the 2010 Draft of the Comprehensive Plan.**

**MOTION:** Chairman LaBar presented his thoughts on the work done by the Planning and Zoning Commission this past year. He congratulated the members on their diligence and the research given to this project. Chairman LaBar felt as though with the many controversies regarding this plan that the Commission had done their job and wanted to convey he was extremely proud of what this Commission has accomplished.

- IV.** **Richfield Station – Final approval 2 sets of Plats creating condominium pads within Block S, for 5 building pads**

**MOTION:** Ms. Reiser moved to approve the 2 sets of Plats creating condominium pads within Block S, for 5 building pads. Seconded by Ms. Van Wagner, all in favor.

- V.** **Chesapeake Village – 2 Final Plats – Donau Court and Meridian Court.**

**MOTION:** Ms. Van Wagner moved to approve 2 Final Plats for Donau Court and Meridian Court, Chesapeake Village sub division. Requests that in future all plats submitted for approval are checked with the Forest Conservation regulations. Seconded by Ms. Feuerle, all in favor.

**VI. Trader's Restaurant – Revisions to approved Site Plan.**

**MOTION:** Mr. Getman motioned to approve the revisions to the revised Site Plan with the pending exceptions:

1. Satisfy all County Agency Comments, rain gardens-not shown, Fire Marshall shows posted occupancy is 291, plan shows 293 which still only requires the 88 parking spaces.
2. Critical Area, this site is in the IDA the comps need to be submitted for re-development.
3. Need to add a signature block on the proposed site plan sheet for a representative of the Board of County Commissioners to sign, indicating permission to disturb a portion of their property.
4. Parking – Grant a waiver to the required number of spaces up to 4 spaces, also analysis of both the utilization of compact spaces or 60 degree parking might yield more space and eliminate or reduce the need for the use of the waiver. Must show all 3 handicapped spaces, parking space closest to the Northeast corner of the building is too tight for even 1-way traffic and is also awkward for backing out.

Seconded by Ms. Van Wagner, all in favor.

There being no further business, the meeting adjourned at 8:30 p.m. on a motion by Ms. Van Wagner. Seconded by Mr. Getman, all in favor.

Submitted by,



Kathy Johnson, Secretary  
Planning & Zoning Commission