

**PLANNING & ZONING COMMISSION  
MINUTES  
DECEMBER 2, 2008**

Commission Chairman, Rogers Clements, called the meeting to order and introduced the newest Commission member, David Jarinko. Also in attendance were Ursula Boudart, Chris Capano and Steve Vandervort.

Town Commission President, Steve Vandervort, officiated the swearing-in of David Jarinko.

The first order of business dealt with the review of the proposed Ordinance 2008-02, which hopes to clarify the definition of "pets" within Town limits. Steve Vandervort explained the proposed wording change which is hoped to allow more leeway in defining "pets." It was noted that the Town's "Vector Ordinance" is now available to control unreasonable, nuisance animal situations. Two public hearings will be scheduled on the issue; one for Planning & Zoning and one for the Board of Town Commissioners. Copies of the "Vector Ordinance" also will be distributed to the Planning & Zoning Board members for their study. It was further noted that the Town Commissioners are not bound by the acceptance or rejection recommendations from the Planning & Zoning Board.

Dave Vocci, 10 Theresa Lane, 12 x 24 deck - The contractor "Leisure Home Builders" appeared for the property owner. Questions were presented about storm drain easements, forest retention and wetlands areas. The builder's plans, even with amendments to size, showed encroachment on an existing drainage easement. The Chairman, Rogers Clements, stated that the Board could not approve the permit because of the possible encroachment problem. It was suggested that the final plans for Scott Gardens be located to resolve this issue.

David Jarinko motioned for approval to be granted for the plan and construction, subject to the resolution of the easement issue. Ursula Boudart supplied the second and the motion was unanimously approved. It was noted that the approval was only for the structural portion which would be superseded by the location of the easement..

More discussion occurred and the deck plans were redrawn to avoid encroaching upon the drainage easement.

Ariosa Caroline Street Subdivision, tentative plat sketch. The plat indicated 3 building lots, one of which contains an existing house. It was indicated that the recent zoning change from LDA to IDA prompted this move to subdivide. Discussion occurred concerning lot size, structure set backs and lot coverage. It was noted that sewer allocation is controlled by the County but should not be a factor after December 2009. Chris Capano made the motion to accept the tentative plat sketch enabling Mr. Ariosa to move to the preliminary plat stage, Steve Vandervort supplied the second and all approved.

The minutes from the November 4, 2008 meeting were reviewed. Ursula Boudart motioned to approve the minutes. It was unanimously approved and the meeting was then promptly adjourned.