

**WORKSHOP MEETING
BOARD OF COMMISSIONERS &
PLANNING AND ZONING BOARD
TOWN OF REDINGTON SHORES
WEDNESDAY, JANUARY 27, 2010 – 7:00 P.M.**

MINUTES

Present Upon Roll Call: Commissioner Wojcik, Commissioner Kapper, Commissioner Holmes, Vice Mayor Branch, Mayor Adams; Planning & Zoning members Bonnie Stein (Chair), Sam Ireson, Dave Browning, Jeanette DeMarco

OLD BUSINESS

Planning and Zoning Board Procedures

Mayor Adams explained the reason for the joint meeting with the Planning & Zoning Board was to review verbiage in the Code that determines how the Board decides a variance or site plan. Chairperson Bonnie Stein said that there is not enough leeway to make decisions, and asked the Commission to clarify what the responsibilities of the P&Z are. Commissioner Holmes said the guidelines are not gracious for lots in Town, but that applicants need to meet the codes to be fair to everybody. Jeanette DeMarco commented that if the Code does not allow for approval of variances in most cases, then it is unfair to charge an applicant \$400.00 for an unfavorable outcome. Sam Ireson agreed that the current verbiage restricts the Board too much. Bonnie Stein reminded the members that an applicant receives a packet explaining the criteria that must be met for a variance ahead of time, and is also counseled by the Building Official. Dave Browning said that the way things are now the Board is “brainless”, and there is no need for a Board. After much discussion among the Commission and P&Z Board, Mayor Adams said that, after previous meetings with the attorney to review procedures, he was hoping to hear more specific suggestions from the Board or reference to sections of the Code that the Board wanted to change. One suggestion was to change the word “must find” in Section 90-129 E(1) to “may find” with regard to variance criteria. Ms. Stein said that her interpretation of Attorney Denhardt’s meeting with the Board was that variances are supposed to be rare, and further stated that she would not oppose the use of a Special Magistrate to replace the Board if the Commission chose to do so. With both the Commission and P&Z Board members still in some disagreement as to solutions, it was agreed to discuss the matter at the February Workshop.

Respectfully Submitted,

Patti Herr
Deputy Town Clerk