

## The Village of Tiki Island Planning & Zoning Commission - Meeting Minutes - May 26, 2010

### Establish Quorum Call to Order:

The Village of Tiki Island Planning & Zoning Commission meeting was held on May 26, 2010 at approximately 5:00 PM in the Public Safety Building at 747 Tiki Drive, Tiki Island, TX.

**Members Present** – Ray Dell’Osso, Cindy Cullather, Cynthia Celli, Roger Johnsen, John Morriss, Jerry Benson & Sherry Havelak

**Approve Meeting Minutes from February 3, 2010 Meeting** – Roger Johnsen motioned to approve the minutes and Cindy Cullather seconded the motion. The February 3, 2010 minutes were approved and will be posted on the Village of Tiki Island web site.

### Zoning Document Updates:

#### **(A) Review, discuss and make recommendations regarding proposed changes to the April 27, 2010 Zoning Ordinance:**

##### **a. Zoning changes Section 15 C (Lots 2-10) & Section 15A (lots 54-63)**

- i. A motion was made by Sherry Havelak, seconded by Cynthia Celli and approved by all members of the board to; Change Section 15C & 15A to Commercial Zoned Property
- ii. All members were advised to review the new Permitted Use Matrix applicable to 15C & 15A and be prepared to make final recommendations prior to presenting to the Board of Alderman.
- iii. The recommendation to change Sections 15C & 15A to a Commercial Zoned area will be presented to the board of Alderman for final approval.
- iv. Homeowners within 200 feet will be notified of the Zoning Ordinance change and be invited to attend a Public Meeting regarding these changes not less than 10 days following the notice.
- v. GAD address will be used to determine which property owners will be notified. Ray will work with Roger to obtain the mailing list
- vi. Cynthia will work with Ray to ensure all notices are mailed in a timely manner

##### **b. Definition changes: Planning & Zoning Commission name references: Marina Parking, fire suppression, lighting, vegetation, and hurricane plan: Severability addition: Public hearing posting notice timeframe:**

- i. A motion was made by Cindy Cullather to approve the changes as presented, seconded by Roger Johnsen and approved by all members of the Commission.

#### **(B) Discussion Items Only; Dry Boat Storage / Marina & Condo Bldg. height / Marina signage / Hotel, Time share, and private residence club / Live-a-boards Short Term rental, Boat storage & leasing.**

- a. The attorney for IBC bank along with the bank representative presented several items that they would like to see changed in the existing Zoning Ordinance. A discussion was held on the points presented and Ray informed all parties that a separate Planning & Zoning Commission meeting would be scheduled to discuss these items in more detail. Ray also encouraged the bank to prepare several concept designs that would serve to better understand what is planned for the site and a general overview of placement of all structures.

### (C) Additional Inputs from Board Members

- None were noted.

### (D) Review action items, forward work, and determine follow-up meetings

1. Ray and Cynthia will begin working on notices to all property owners within 200 feet of Sections 15C & 15A
2. Ray will schedule our next Planning & Zoning Commission meeting to discuss the Marina requests in more detail.
3. The proposed changes to the Zoning Ordinance will be presented to the Board of Alderman. Dates and times will be determined by the Village Board of Alderman.

### Comments from Citizens

- None were noted

The meeting was adjourned at approximately 6:30 PM.

Cynthia Celli

5/26/10

Cynthia Celli / Secretary

Date