



BOARD OF ZONING APPEALS
4:30pm, Tuesday, March 9, 2021
Virtual Meeting via Zoom call due to COVID-19 Pandemic
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>

MINUTES

1. Call to order

Present: Glenn Thornburg, Elizabeth Campsen, Arnold Karig, Brian Abel, and Douglas Kerr, Director of Planning

2. Approval of Previous Meeting's Minutes

Mr. Thornburg made a motion to approve the minutes of the February 3, 2021 meeting as presented, and Ms. Campsen seconded the motion.

Mr. Karig indicated that something was missing from the minutes, but it could not be located. He said he would send the change to Director Kerr.

The minutes were approved unanimously with the condition of a possible change as indicated by Mr. Karig.

3. Swearing in of applicants

Ms. Campsen swore in Chris Jordan, Jay Leigh, Jon Bushnell, Dave Lorenz, and Mark Yodice.

4. Special Exceptions

A. Forest Trail Wastewater Treatment Plant

Director Kerr explained this special exception is being requested for the second module of the waste water treatment facility. The approval of this facility will begin the process of decommissioning the old one.

The plan for the new facility complies with all the criteria except for the height requirement. The new facility is to be 39' in height. Director Kerr reviewed the criteria that have been met by the Water & Sewer Commission.

MOTION: Ms. Campsen made a motion to approve the special exception application as submitted. Mr. Karig seconded the motion.

When asked why the roof needed to be that height, Engineer Mark Yodice explained the extra height is needed to properly remove and clean the membranes. He also noted that a pitched roof

allows for better drainage and blends well with the other structures in the area. Ms. Campsen commended the Water & Sewer Commission for the improvements already put in place.

VOTE: The motion passed unanimously.

B. #80-41st Avenue – modification of a prior request

Director Kerr said that Mr. Lorenz and Mr. Bushnell have requested a modification to their prior approval to create a covered porch area including seating and a service bar.

MOTION: Ms. Campsen made a motion to approve the altered plan for #80-41st Avenue as presented. Mr. Thornburg seconded the motion.

Mr. Lorenz stated that extensive rot in the walls and ceiling have made the change necessary. He said he is unsure of the exact amount of seating, but it will be less than the 64 seats previously approved and will include a small amount of seating at a service bar. Board members discussed whether or not it was necessary to indicate a minimum amount of seating.

MOTION: Ms. Campsen made a motion to approve the amended plan as presented with the following conditions: that the outdoor sale of food and drink shall offer no less than 26 seats and no more than 64 seats or the maximum seating allowable by applicable codes and the restaurant must be in compliance with the City's noise ordinance including entering into a noise ordinance agreement. Mr. Thornburg seconded the motion. The motion passed unanimously.

6. Miscellaneous Business

Director Kerr said City Attorney Hinchey will attend the next meeting to give the annual legal briefing. Board members said it might be better to wait until the new Board member is appointed before giving the legal briefing.

7. Adjournment

Mr. Karig made a motion to adjourn, and Mr. Thornburg seconded the motion. The meeting was adjourned at approximately 5:13pm.

Respectfully submitted,

Nicole DeNeane
City Clerk