

# INDIAN SHORES

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## PLANNING, ZONING AND BUILDING COMMITTEE

### MINUTES – MARCH 14, 2017

The Planning, Zoning and Building Committee convened at 2:00 P.M. Those present were: Councilor Hackerson, Chairperson; Councilor Smith, Vice-Chair; and Fred Strahlendorf, Citizen Member.

Also Present: Mayor Soranno; Vice Mayor Schear; Attorney Regina Kardash; Greg Yantorno, Building Official; Elaine Jackson, Town Clerk; Stephanie Waters, Interim Town Clerk; Bonnie Dhonau, Town Administrator; Anne Miller; Candiss Rinker and Mark Houseman.

#### ITEM # AGENDA ITEM

##### 1.0 Approval of Agenda for March 14, 2017.

**Motion** by **Fred Strahlendorf** – seconded by **Councilor Smith**, to approve the Agenda for March 14, 2017. **Motion carried 3-0.**

##### 2.0 Comments from the public on any Agenda item.

There were no public comments.

##### 3.0 Consideration of approving the Minutes of the January 3, 2017 meeting.

**Motion** by **Fred Strahlendorf** – seconded by **Councilor Smith** to approve the Minutes of the January 3, 2017 meeting. **Motion carried 3-0.**

**James J. Lawrence**  
Mayor

**Patrick C. Soranno**  
Vice Mayor

**Michael (Mike) Petruccelli**  
Councilor

**Diantha Schear**  
Councilor

**William F. (Bill) Smith**  
Councilor

**Bonnie Dhonau**  
Town Administrator

**Terry E. Hughes**  
Chief of Police

**Susan L. Scrogam**  
Director of Finance  
and Personnel

**Elaine N. Jackson, MMC**  
Town Clerk

**Gregory Yantorno**  
Building Official

**Regina Kardash, Esq.**  
Town Attorney

#### 4.0 PUBLIC HEARING:

**Consideration of the proposed amendments for revision of the Town's Comprehensive Plan in the Evaluation and Appraisal Report prepared by Forward Pinellas, and recommendation to Council.**

**Attorney Kardash** stated the letter proposed by Forward Pinellas identifies areas of the Town Code which are affected by statutes, which the Town may want to update.

**Attorney Kardash** explained that the Planning, Zoning and Building Committee serves as the Local Planning Agency and is responsible for reviewing revisions to the Comprehensive Plan and making a recommendation to Council. We are presently behind schedule in adopting the Evaluation and Appraisal Report. Once Council approves, the Town will have one year to make the changes. Presently we are contracted with Forward Pinellas, since there is no in-house planner, however the Building Official will assist with the implementation.

**Councilor Hackerson** stated the last Comprehensive Plan was completed in 2008, and an update should be done every seven years. He further explained there had been significant changes to requirements since 2011.

**Attorney Kardash** explained that the changes to State statutes in 2011 made many previously required elements now optional, which would allow the Town to remove items from the plan. She said the water and floodplain elements are most relevant to a coastal community.

**Attorney Kardash** explained that the Evaluation and Appraisal Report approval is essentially a communication to the State acknowledging changes needed and requesting acknowledgement that no further changes are required.

**Attorney Kardash** acknowledged that the contract with Forward Pinellas was cost efficient. **Building Official Greg Yantorno** stated invoices had come in below quoted prices thus far.

**Attorney Kardash** explained that the Comprehensive Planning process has an emphasis on Public Hearings and public participation.

**Councilor Hackerson** called for comments from the public for or against the Evaluation and Appraisal Report, and there were none.

**Motion by Councilor Smith** – seconded by **Fred Strahlendorf**, to recommend the Town Council adopt the Evaluation and Appraisal Report.  
**Motion carried 3-0.**

**Town Clerk Jackson** advised the item would be scheduled for the March 28<sup>th</sup>, 2017 Town Council meeting.

**Mayor Soranno** stated he had spoken to staff and would like items brought before the Council to mention when they are consistent with or support the Comprehensive Plan.

**Attorney Kardash** advised that the Planning, Building and Zoning Board was designated in 1988 as the Local Planning Agency via Ordinance, but is not listed in the Code of Ordinances document. This will be corrected.



Stephanie V. Waters, Interim Town Clerk