

Mayor David Browning, Seat 4
Vice Mayor Ronald D. Jarriel, Seat 1
Councilman Tom Goltzené, Seat 5
Councilman Jim Rockett, Seat 2
Councilman Ryan Liang, Seat 3



Town of Loxahatchee Groves Planning & Zoning Board/LPA Meeting Thursday, March 13, 2014 at 7:00 p.m.

Central Palm Beach County Chamber of Commerce – West Office
13901 Southern Boulevard, Loxahatchee Groves, FL 33470

Chair Dennis Lipp
Vice Chair Robin Crawford
Board Member Keith Harris
Board Member Lawrence Corning
Board member Grace Joyce
Alternate Member #1 Veronica Close
Alternate Member #2 Byrnes Guillaume

Town Manager Mark Kutney
Town Planning Technician Braeden Garrett
Town Planning Consultant Jim Fleishmann
Town Clerk Janet K. Whipple

The Planning & Zoning Board meets on the 2nd Thursday of each month subject to the filing of applications. It also acts as the Local Planning Agency (LPA).
Items for each body are noted on the agenda.

MINUTES

1. OPENING

- a. Call to Order & Roll Call

Board Member Keith Harris called the meeting to order at 7:10 p.m. In attendance were Board Members Keith Harris, Lawrence Corning and First Alternate Veronica Close. Chair Dennis Lipp, Vice-Chair Robin Crawford, Board Member Grace Joyce and Second Alternate Byrnes Guillaume were absent. Also in attendance were Town Manager Mark Kutney, and Town Clerk Janet K. Whipple.

Motion: As the Chair and Vice-Chair were not in attendance, Board Member Close made a motion to nominate Board Member Harris to Chair the meeting. Board Member Corning seconded the motion. Upon vote the motion passed 3/0.

- b. Approval of Agenda

Motion: Board Member Close made a motion to approve the agenda as presented. Board Member Corning seconded the motion. Upon vote, the motion passed 3/0.

2. MINUTES

- a. Planning and Zoning Board Minutes for Approval – **December 12, 2013**

Board Member Close made corrections to the minutes.

Motion: Board Member Close made a motion to accept the minutes as amended. Board Member Corning seconded the motion. Upon vote, the motion passed 3/0.

3. OLD BUSINESS - Discussion of Home Occupations / Home Business / Residential Enterprise

Chair Harris brought to the Board's attention, since there were only three members present, would the members in attendance wish to defer this item until the next meeting.

Town Manager Kutney stated that Town Council felt very strongly that this item should come before the Planning and Zoning Board; however, other items were coming before the Town Council that may constitute a Special Planning and Zoning Meeting, and the Board could add this item to the future Special Planning and Zoning Meeting. With more members present, Town Manager Kutney felt this discussion would fulfill the deliberation Council was looking for in terms of input.

Chair Harris opened the floor for discussion.

Board Member Corning commented on the fact that this particular topic had been deferred many times, and questioned why there was such a problem coming to a decision.

Board Member Close has no problem deferring this item to the next meeting.

Motion: Board Member Close made a motion to defer the discussion of home occupations, home businesses, and residential enterprises to the Planning and Zoning Special Meeting or the next Regular Planning and Zoning Meeting.

Board member Close expressed concern that official action was being taken with only two (2) Regular Board Members present.

Discussion ensued.

Town Manger Kutney provided background on service based entities.

Chair Harris passed the gavel to Board Member Close, and seconded the motion to defer the item to the next scheduled Planning and Zoning Meeting.

Board member Close passed the gavel back to Chair Harris.

Nina Corning, 2834 E Road, opened discussion on the necessary number of board members needed to vote.

Board Member Close reiterated that her motion was to allow full participation of the Board Members and to have a full quorum.

Virginia Standish, 15410 N Road, commented on services versus commercial enterprises.

Upon vote, the motion passed 2/1, with Board Member Corning dissenting.

NEW BUSINESS – None

4. LOCAL PLANNING AGENCY

a. **OLD BUSINESS -None**

b. **NEW BUSINESS - None**

Town Manager Kutney, in response by a question from Board Member Corning, provided a brief report on the livestock waste ordinances which will be coming before Town Council, and the difference between bona fide agriculture and non bona fide agriculture in terms of the receiving.

Nina Corning, 2834 E Road, reported on *Best Management Practices*.

5. COMMENTS FROM THE BOARD

Board Member Close had no comments.

Board Member Corning commented on the amount of commercial going on within the Town. He would like to see some leadership from Town Council in whatever direction they choose. Many retailers are cutting back, yet we are creating more retail space.

Chair Harris reiterated that the *Best Management Practices* from the Department of Agriculture are still a benefit, as they are orientated towards water quality control.

6. ADJOURNMENT

Motion: Board Member Close made a motion to adjourn the meeting. Board Member Corning seconded the motion. Upon vote, the motion passed 3/0.

There being no further business before the Planning and Zoning Board, Chair Harris adjourned the meeting at 7:45 p.m.



Janet K. Whipple, Town Clerk



Dennis Lipp, Chair

These minutes were approved during the April 10, 2014, Planning and Zoning Meeting.