

**MINUTES OF A PUBLIC MEETING
OF THE CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION
ON
THURSDAY, NOVEMBER 7, 2013 AT 11:00 A.M.**

I. CALL TO ORDER

Chairman Purifoy called the meeting to order at 11:00 a.m.

Present:

William Purifoy, Chairman
Eric Herleth
Andrew Newton

Robert G. Croyle, Vice Chairman
Jean Krivan
Catherine Wile*

Absent:

Gerald Teel

*arrived at 11:01 a.m.

Others Present:

Karen Glynn, City Administrator
Steve Smith, Dir of Public Wrks/Bld Official
Mr. Loren Smith, City Attorney
Councilman John Glover
Kelly Johnson, City Secr./Dir of Finance

II. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE OCTOBER 17, 2013 MINUTES

Motion was made by Jean Krivan and seconded by Robert Croyle to approve the minutes of October 17, 2013 as submitted. The motion carried 5-0. (Catherine Wile had not arrived yet)

III. WORKSHOP TO REVIEW AND DISCUSS A WORKPLAN AND POSSIBLE RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL FOR AMENDMENTS TO THE CURRENT SUBDIVISION AND ZONING ORDINANCES AND OTHER PROVISIONS OF THE CODE OF ORDINANCES

Karen Glynn, City Administrator, said from the prior meetings it was agreed to narrow down the areas of top concern to the following:

1. Drainage / Lot Coverage
2. Trees – “Green Space”
3. Pre-Development Planning – Requirement
4. “Cul-de-sac” Lots versus “Radial” Lots

The Planning and Zoning Commission discussed the Tree Ordinance at length. Karen Glynn said staff met with the Tree Arborist and she advised that the City of Piney Point had changed their ordinance from 1 tree for every 1,000 square feet to 1 tree for every

2,000 square feet. With that change the City of Piney Point has seen a positive response from the developers and the trees are doing much better.

At the conclusion of the meeting the commission was in agreement with the following:

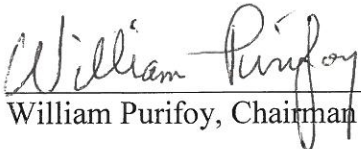
1. No change in the Tree Ordinance regarding 1 tree for every 1,000 square feet.
2. Offer incentives to builders to keep existing mature trees when developing a lot. A trunk between 10 – 15 inches would receive credit for 2 trees and a trunk 15 inches and greater would receive credit for 3 trees. Regardless of incentives a lot would be required to have a minimum of 10 tree trunks.
3. Change definition of minimum tree size to 3 inches.
4. During new home construction, require 25% of the trees to be in the front yard.
5. Pre-development site plan review should require a Tree Survey up front as well as the proposed Tree Plantings Site Plan.
6. Require a 1 year review provision for tree count on new home construction.

Karen Glynn said they will discuss cul-de-sac lots versus “radial” lots at the next meeting. The next meeting was scheduled for Wednesday, December 4 from 7:30 a.m. to 9:30 a.m.

IV. ADJOURN

Chairman Purifoy announced the closing of the Planning and Zoning Meeting at 1:05 p.m.

Approved and accepted on December 4, 2013



William Purifoy, Chairman

Attest:



Kelly Johnson, City Secretary