



**VILLAGE OF NORTH PALM BEACH
PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY JULY 11, 2023**

Present:

Donald Solodar, (Chairman)
Cory Cross, (Vice Chair)
Thomas Hogarth, (Member)
Jonathan Haigh, (Member)
Kathryn DeWitt, (Member)
Nathan Kennedy, (Member)

Len Rubin, (Village Attorney)
Caryn Gardner-Young, (Community Development Director)
Charles Huff, (Village Manager)

Absent:

Scott Hicks, (Member)

Council Member:

Dr. Deborah Searcy, (Councilmember)

I. CALL TO ORDER

Chairman Solodar called the meeting to order at 6:32 PM.

A. ROLL CALL

All members of the Planning Commission were present except Scott Hicks.

II. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Bob Starkie (36 Yacht Club Drive)

He addressed the Board Members regarding the 200 Yacht Club Drive project resubmittal. He asked for extra attention on the plans, more community outreach, and the proposed rental units to be approved for one year leases. Bob also requested a new traffic study be done by the Village.

III. APPROVAL OF MINUTES

- A. May 2, 2023 Minutes – Misspelling of Cory Cross to be corrected. Motion to approve minutes by Cory Cross, seconded by Jonathan Haigh. Motion passed unanimously 6-0.
- B. June 6, 2023 Minutes - Motion to approve minutes by Kathryn DeWitt, seconded by Thomas Hogarth. Motion passed unanimously 6-0.

IV. DECLARATION OF EX PARTE COMMUNICATIONS

There were no Ex Parte Communications declared by the Board.

V. QUASI-JUDICIAL MATTERS / PUBLIC HEARING

Attorney Len Rubin swore in all persons speaking.

A. SITE PLAN AND APPEARANCE REVIEW

1. 628 Southwind Circle Elevator Room Expansion

The property owner submitted an application to expand the existing building's elevator room. The applicant representative, Craig Perkins, provided the petitioner's presentation.

Caryn Gardner-Young presented information on the project and recommendations. Village staff confirmed that the request is consistent with the appearance plan and meets the Village code requirements.

The Planning Commission requested clarification on the purpose of the addition, and asked for clarification on the fire wall and roof. Craig Perkins responded to the comments.

There were no comments from the public.

Motion: Thomas Hogarth moved to approve the application with staff's conditions. Seconded by Nathan Kennedy. Motion passed unanimously (6-0).

2. 1200/1208 Marine Way Building Paint Colors

The property owner submitted an application to change the exterior color schemes for the buildings. The vendor's representative, Kathleen Bruno, presented her request for the color change.

Caryn Gardner-Young presented information on the project and recommendations. Village staff confirmed that the request is consistent with the appearance plan and meets the Village code requirements.

Public Comment:

Pat Friedman (1208 Marine Way) – spoke in opposition, stating that one of the buildings had already been painted without the approval. Pat expressed concern over the existing lights that shine onto the building, and the ability to change the colors of the lights, which in turn reflects onto the building. Pat asked for conditions to be put on the approval to prohibit the lights changing color, particularly during/after holidays.

Jackie Guthart (1200 Marine Way) – spoke in opposition, mirroring some of Pat Friedman's comments on the brightness of the white of the building and existing lighting.

The Planning Commission members discussed the public comments made about the existing exterior lighting, with Len providing an excerpt from the Village Code. The Planning Commission determined they cannot add conditions about the lighting to the painting approval, and any concerns over the lights should be addressed by Code Compliance.

Motion: Cory Cross moved to approve the application with staff's conditions. Seconded by Jonathan Haigh. Motion passed unanimously (6-0).

3. 118 Yacht Club Drive Fence Installation

The property owner submitted an application to install a white PVC fence on the side and rear yards of 118 Yacht Club Drive. The applicant representative, Craig Beynon, provided the petitioner's presentation.

Caryn Gardner-Young presented information on the project and recommendations. Village staff confirmed that the request is consistent with the appearance plan and meets the Village code requirements.

The Planning Commission asked for clarification on any future need for fencing around the rest of the property. The applicant indicated hedges were present and no other areas were expected to need fencing.

There were no comments from the public.

Motion: Nathan Kennedy moved to approve the application with staff's conditions. Seconded by Thomas Hogarth. Motion passed unanimously (6-0).

4. 120 Lehane Terrace Exterior Building Colors

The property owner submitted an application to change the exterior building and stairway awnings color scheme of the property at 120 Lehane Terrace. The applicant representative, John Johnson, provided the petitioner's presentation.

Caryn Gardner-Young presented information on the project and recommendations. Village staff confirmed that the request is consistent with the appearance plan and meets the Village code requirements.

The Planning Commission asked for clarification on adjacent property color schemes, the railing color/material, the proposed plank panel location and material, and the doorways being closed in as part of the project. The applicant answered all questions.

There were no comments from the public.

Motion: Cory Cross moved to approve the application with staff's conditions. Seconded by Kathryn DeWitt. Motion passed unanimously (6-0).

VI. COMMISSION MEMBER COMMENTS

Kathryn Dewitt indicated a paint color and sign change to the La Bamba restaurant without approval.

Thomas Hogarth proposed an annual mail out of code requirements, or other notifications to community/businesses. Caryn discussed a potential workshop as an idea.

Minutes of Village Planning Commission Regular Meeting held on July 11, 2023

VII. STAFF UPDATES

- Charles Huff gave an update to the US1 bridge replacement project, requested at the previous meeting.
- Len provided an update to new legislation SB250, and the impact it has on the Village Code.
- Next meeting dates of August 1st and September 12th were confirmed between Planning Commission and staff.

VIII. ADJOURNMENT

The meeting adjourned at 7:32 PM.

Minutes typed by Kacy Morrone