MINUTES
BREVARD PLANNING BOARD
December 18, 2012

Brevard Planning Board met for a regularly scheduled meeting on Tuesday, December 18, 2012 at 7:00 PM in the Council Chambers of City Hall.

Members Present:	Rick Lasater, Chairperson Norah Davis Gary Daniel Kimsey Jackson Paul Welch Seyl Park Demi Loftis
Staff Present:	Joshua Freeman, Planning Director Aaron Bland, Planner Janice H. Pinson, Board Secretary
Others Present:	Susan Evans David Odom, Engineer Dave Herron, Creative Builders

I. Welcome and Introduction of Planning Board Members

At 7:00 PM, Chairman Rick Lasater called the meeting to order. Board members introduced themselves. A quorum of the Board was present.

II. Approval of Minutes

P. Welch made a motion and N. Davis seconded that the minutes from the November 13, 2012 meeting be approved as written. Motion carried unanimously.

Planning Director, Josh Freeman requested a change in the Agenda to hear New Business before Old Business. Paul Welch made a motion and Norah Davis seconded, motion passed unanimously.

J. Freeman explained that new Board Member, Demi Loftis could participate in the meeting but could not vote until she has been sworn in which is planned for the January, City Council meeting.

III. New Business – Cottages PDD 11-030, Proposed Intermediate Modifications

J. Freeman explained the Cottages as a Planned Development District and the process thus far including the presentation and approval process of the project. The proposal before us is to amend the approved Master Plan to reduce the amount of units from 48 to 40, eliminating two structures and also a change to their storm water plan and also for a reduction in the total square footage and size of the porches. The reduction in units might actually make for a better plan with lower density. J. Freeman stated that he was prepared to answer any questions but would like to give David Odom the Engineer a chance to speak prior to taking questions.

David Odom explained that they had been trying to squeeze too much into the space allowed. Storm water system will be more cost effective. Wet retention pond, plantings are approved the State specifications. J. Freeman stated that the Law Enforcement pond is a good example of what is envisioned on the site. Storm water pond will not be located close to the units.

There were several questions and discussion about the reduction in the porch size.
Dave Herron with Creative Builders spoke saying that he was here to speak on behalf of the developer. He stated that the budget was way over and they were trying to keep the project at a price point that would allow the developer to proceed with the project. He stated that building code requires 5 feet turn around area for wheelchairs and that the porch would meet building code requirements.

J. Freeman explained the ordinance requirements that the porch be 30% of the façade of the structure and that the reduction in size does comply with the ordinance.

N. David made motion to accept project changes, G. Daniel seconded. There was more discussion about the porches at which time K. Jackson motioned that the items be separated for discussion. After further Board discussion and polling, K. Jackson withdrew his motion to amend. Board voted to approve all requested changes and motion passed unanimously.

IV. Old Business

A. Parking Study

A. Bland, Planner gave his Parking Study presentation to the Board.

B. Comprehensive Plan

J. Freeman gave new Board Member, Demi Loftis a background of the Comprehensive Plan. He asked the Board if there were any major headers that they felt needed to be added to the list. J. Freeman explained in the goal in detail. S. Evans explained the input process and told the Board the next input session is scheduled for January 10th. There was some discussion on Health and Housing and after a short period of discussion the Board decided to continue the meeting to Saturday, January 5th at 8:30 AM to continue discussion of the Comprehensive Plan.

There being no further business Chairperson Lasater requested a Motion to Adjourn, Motion made by K. Jackson to adjourn, seconded by S. Park. Meeting adjourned at 9:38 PM.

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Rick Lasater, Chair

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Janice H. Pinson, Board Secretary