



Thursday, September 24, 2020
North Beach Planning Commission Meeting

Town of North Beach Planning Commission Meeting

All agendas are subject to change up and until the time of the meeting.

1. Opening of Meeting

Subject	A. Approval of Minutes - February 27, 2020
Meeting	Sep 24, 2020 - North Beach Planning Commission Meeting
Category	1. Opening of Meeting
Access	Public
Type	Action
Recommended Action	Motion to approve the minutes from the February 27, 2020 Planning Commission Meeting as presented.

File Attachments
[Minutes from the February 27, 2020 Planning Commission.pdf \(109 KB\)](#)

2. Chairman Appointment

Subject	A. Election of Chairman and Vice-Chairman for the Planning Commission
Meeting	Sep 24, 2020 - North Beach Planning Commission Meeting
Category	2. Chairman Appointment
Access	Public
Type	

3. Category I Project

Subject	A. 4109 8th Street
Meeting	Sep 24, 2020 - North Beach Planning Commission Meeting
Category	3. Category I Project
Access	Public
Type	Action, Discussion
4109 8 th Street-New Residential Single Family BOA Approval on September 1, 2020	
<ul style="list-style-type: none"> a. Approved rear yard setback from 20' to 5' b. Approved side yard setbacks on both sides from 8' to 2.5' c. Approved reduction in open space requirement from 40% to 28% 	

Notes from BOA

- a. Ensure that mechanical (heat pump) are off ground so side yard access from street to back is allowed
- b. Water barrels should be in front and rear not on sides to allow side yard access
- c. Propane tanks need to be in rear or raised if possible (homeowner inquiring about burial)

File Attachments

4109 8th Planning Application Category I.pdf (524 KB)
 4109 8th sewer and water detail.pdf (551 KB)
 4109 8th site plan 1.pdf (314 KB)
 4109 8th Water Quality Management Plan Sheet 2 (1-13288).pdf (159 KB)
 4109 8th Details Sheet 2 (1-13288).pdf (477 KB)
 4109 8th Water Quality Management Plan Sheet 3 (1-13288).pdf (321 KB)
 4109 8th Water Quality Management Plan Sheet 1 (1-13288).pdf (278 KB)

Subject**B. 8916 Erie Avenue**

Meeting

Sep 24, 2020 - North Beach Planning Commission Meeting

Category

3. Category I Project

Access

Public

Type

8916 Erie Avenue-New Residential Single Family

- Property is not within the Critical Area Overlay District
- Property is not within the FEMA Flood Plain

BOA Approval on September 1, 2020

- a. Approved side yard setbacks from 8' to 6'

No specific notes or concerns from the BOA

File Attachments

8916 Erie Planning Application Category I.pdf (502 KB)
 8916 erie house plans.pdf (30,538 KB)
 8916 previous condition.pdf (105 KB)
 Site Plan 12-12-19 8916 Erie.pdf (157 KB)

Admin Content

Site Plan only shows 1 parking space off-street. Town Code requires 2, applicant will need to address the deficiency before approval. Approval with condition of revised site plan is acceptable.

Subject**C. 4016 7th Street**

Meeting

Sep 24, 2020 - North Beach Planning Commission Meeting

Category

3. Category I Project

Access

Public

Type

Action, Discussion

4016 7th Street-Re-Plat of Residential Lot into 2 lots, and Site Plans for 2 new Residential Single Family

BOA Approval on September 1, 2020

- a. Approved rear yard setbacks from 20' to 13'
- b. Approved Southside yard setback from 8' to 5' for 1R
- c. Approved Northside yard setback from 8' to 5' for 2R

Notes from BOA

- a. Homeowners at 9210 Dayton opposed the reductions and expressed concerns about flooding, stormwater, and landscaping.

File Attachments

4016 8 Replat application.pdf (44 KB)
 4016 8 Replat.pdf (43 KB)
 4016 7th (Dayton) Scott Prop Planning Application Category I and Replatting of Property.pdf (504 KB)
 4016-8 Dayton.pdf (36 KB)
 4109 7th Street Change in Primary Use Application.pdf (546 KB)
 Lot 1R Sheet 1 of 6 Front Elevation 4016 Dayton.pdf (169 KB)
 Lot 1R Sheet 2 of 6 Right Elevation 4016 Dayton.pdf (126 KB)
 Lot 1R Sheet 3 of 6 Rear Elevation 4016 Dayton.pdf (151 KB)
 Lot 1R Sheet 4 of 6 Left Elevation 4016 Dayton.pdf (126 KB)
 Lot 2R Sheet 1 of 6 Front Elevation 4018 Dayton.pdf (142 KB)
 Lot 2R Sheet 2 of 6 Right Elevation 4018 Dayton.pdf (126 KB)
 Lot 2R Sheet 4 of 6 Left Elevation 4018 Dayton.pdf (149 KB)
 (9200 Dayton) Lot 2R Category 1 Site Plan Sheet 1 (1-13348).pdf (353 KB)
 (9200 Dayton) Lot 2R Details Sheet 2 (1-13348).pdf (1,049 KB)
 (9200 Dayton) Lot 2R Water Quality Management Plan Sheet 1 (1-13348).pdf (306 KB)
 (9200 Dayton) Lot 2R Water Quality Management Plan Sheet 2 (1-13348).pdf (183 KB)
 (9200 Dayton) Lot 2R Water Quality Management Plan Sheet 3 (1-13348).pdf (441 KB)
 (9206 Lot 1R Category 1 Site Plan Sheet 1 (1-13348).pdf (319 KB)
 (9206 Dayton) Lot 1R Category 1 Site Plan Sheet 1 (1-13348).pdf (319 KB)
 (9206 Dayton) Lot 1R Details Sheet 2 (1-13348).pdf (1,038 KB)
 (9206 Dayton) Lot 1R Water Quality Management Plan Sheet 1 (1-13348).pdf (306 KB)
 (9206 Dayton) Lot 1R Water Quality Management Plan Sheet 2 (1-13348).pdf (168 KB)
 (9206 Dayton) Lot 1R Water Quality Management Plan Sheet 3 (1-13348).pdf (441 KB)

4. Change in Use Project

Subject **A. 4109 7th Street - Change in Use**

Meeting Sep 24, 2020 - North Beach Planning Commission Meeting

Category 4. Change in Use Project

Access Public

Type

File Attachments

4109 7th Street Change in Primary Use Application.pdf (546 KB)