

**Town of Shalimar
Planning and Zoning Meeting Minutes
April 28, 2010**

CALL TO ORDER: The Planning and Zoning Board Meeting was called to order by Chairman Gable at 6:03 p.m. He then led the "Pledge of Allegiance".

ROLL CALL FOR THE RECORD:

Chairman Brad Gable - present
Member/Co-Chairman Gene Tucker - present
Member Johann Behnken - present
Member Mickey Clements - present
Member Lynn Dominique - present

OTHERS IN ATTENDANCE: Town Manager Tom Burns, Deputy Clerk Tina Smith, residents Tim and Sharon Smith, Thea Kinder, MK Simpson, Ray and Ronnie Morgan, Clay Rathburn, Tom Bickerstaff, Paul Logan, Bill and Rachel Hankins, Jimmy Jones, Mike Turk, Scott Wooley, and applicants Steve and Paulette Peterson, Alan Laird and Robert Gore.

NEW BUSINESS:

I. APPROVE MINUTES FROM THE JANUARY 27, 2010 P&Z MEETING - Member Clements moved to approve the minutes of the January 27, 2010 meeting as written. The motion was seconded by Member Behnken and passed unanimously.

II. SPECIAL EXCEPTION FOR SHALIMAR YACHT BASIN - Chairman Gable read the attached letter from Robert Gore requesting the Special Exception.

Steve Peterson from Shalimar Yacht Basin spoke about the project and explained to the residents present the history of Baby J's and where the barge would go at the Yacht Basin. Mr. Peterson stated that Baby J's would be a Restaurant/Bar/Entertainment Center. The barge is 50' long by 28' wide and they are planning to moor it parallel to Old Ferry Road behind the hedgerow. They also plan to move some of the current racks to create parking for the restaurant.

Alan Laird spoke up about the specifics but explained that he wasn't expecting to brief the board about much more than the alcohol-related questions tonight. Mr. Laird stated that he considers the barge a structure because it's non-powered. He also reported that it will not be a big live band venue, though there may be a 1-2 piece acoustical group playing.

Parking was a concern for many residents and it was explained that the town ordinances will require a certain number of spaces and the Development will cover the requirements. One Snug Harbor resident

stated that some of the parking across from their townhomes was used by Solaris customers and they had to find somewhere else to park. Manager Burns told her that they may be able to look at that property again and make it more restrictive.

Manager Burns then reminded everyone that this meeting is just for the Special Exception to allow/disallow the sale of alcohol at this location. Mr. Laird expects the sales of alcohol to be approximately 25% vs. food sales of approximately 75%. He also stated that the barge is in Joe's Bayou if anyone is interested in looking at it.

Resident Jimmy Jones feels that a bar would not be allowed in any other residential area in the town so why should it be allowed here, right in the middle of a residential area?

After residents and the applicants gave their input, the P&Z board voiced their concerns and asked questions. Their concerns were:

- Hurricane preparedness
- Electrical/Power
- Water
- Sewer
- Garbage/dumpster(s)
- Dock Security
- Employees
- ADA Compliant
- Days/Hours of operation/music
- Clean up or deterrent for customers throwing things off boat
- Occupancy
- Parking
- Parking lot lighting
- Grease Trap

Many of these concerns were addressed at the meeting and others will be addressed as the process moves along.

Member Behnken moved to approve the Special Exception with the stipulation that the new restaurant/bar be called a "café" and that the word "bar" be completely eliminated from the advertising and other references to the barge business.

Member Dominique seconded the motion. There was some discussion and more questions. Member Tucker would like more facts before voting. Manager Burns conveyed that it is possible to grant the Special Exception and draft up the contingencies at the same time; the 2 things can parallel each other. Mr. Laird asked that they not do them at the same time so he doesn't have to pay money on

something that might not be approved.

Member Behnken moved to Recommend to the Town Commission that the Special Exception be given by them and that all other operational and development issues be discussed at a later date. Member Tucker seconded the motion.

Chairman Gable reminded everyone that there was already a motion on the floor. **Member Behnken withdrew both of his motions and moved to Recommend to the Town Commission that the Special Exception be given by them and that all other operational and development issues be discussed at a later date. Member Dominique seconded the motion and it passed unanimously.**

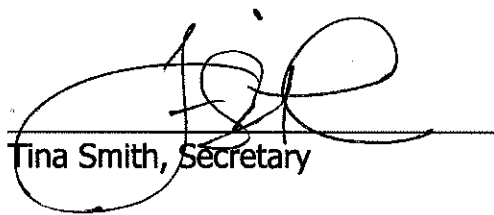
Manager Burns asked Chairman Gable if he would write up the recommendation for the Commission Meeting on May 11. Chairman Gable reminded the applicants that they will want to have most of the questions answered for the next Planning and Zoning Meeting on May 26 and the Commission may have some of the same questions.

ANNOUNCEMENTS:

May 11, 2010 at 6:00 p.m. -- Shalimar Town Commission Meeting

May 26, 2010 at 6:00 p.m. -- Shalimar Planning and Zoning Board Meeting

Member Behnken moved to adjourn the meeting at 8:10 p.m. The motion was seconded by Member Dominique and passed unanimously.


Tina Smith, Secretary

May 26, 2010
Date Approved