

**CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION MEETING
FULL MINUTES
July 12, 2022
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington, Chair
 Pekka Ignatius
 Rand Kirkus
 Robin Sansone

City Administrator: Leigh Threadgill

Citizens Present: 4

I. CALL TO ORDER

Huntington called the meeting to order at 7:15 PM. A quorum was present. City Administrator Leigh Threadgill was also present.

II. APPROVAL OF OR CHANGES TO THE AGENDA

Huntington asked if there were any suggested changes to the agenda.

Ignatius moved to approve the agenda as submitted. Sansone seconded and all voted to approve the agenda.

III. MINUTES

1. Minutes of February 8, 2022

Ignatius moved to approve the minutes of the February 8th meeting. Kirkus seconded and all voted to approve the minutes.

IV. OLD BUSINESS

There was no old business to discuss.

V. NEW BUSINESS

1. PZV-22-02, 156 Bayway Circle, Applicant Kathy Sanders requests relief from Sections 78-141 of the zoning ordinance to alter and expand the roof of a non-conforming boathouse.

Huntington recognized the applicant and asked for any additional information she would like to share.

Kathy Sanders, 156 Bayway Circle, introduced the project. The boathouse has been there for a long time and is grandfathered in. The door of the boathouse isn't tall enough to fit the boat with the Bimini, so she is asking to raise the roof 18 inches. The non-conformity is relative to the setback adjacent to 150 Bayway Circle. From the land side, there is no increased visual barrier.

Huntington stated that as it currently sits with the tree full of leaves, there is no visual impact whatsoever. Without the tree or when the tree loses its leaves, there is a visual impact.

Ignatius asked for clarification about whether the roof would be raised on both sides. Sanders stated that it would be to keep the same roof slant as it currently has.

Sansone asked if there was any thought about putting the boathouse on the other side of the dock. Sanders stated that because it's non-conforming and grandfathered, she would have to build a new structure.

There was further discussion. It was noted that the boathouse couldn't be built today in its current location and enclosed form.

Ignatius asked if the boathouse was located to meet the required setback if the roof extension would materially impact the view.

There was further discussion.

Huntington proposed that the boathouse could be altered to open the boathouse so that it became conforming with regard to the enclosure which would mitigate the visual impact of the increased roof height and allow visibility through the boathouse.

There was further discussion. Ignatius agreed that opening the boathouse would mitigate the visual impact and asked about other proposed changes to the boathouse.

Sanders described some of the other alterations proposed to the boathouse, including replacing the siding. The pilings are fine, but the siding is in need of replacement. The intent is to use a siding that would make the boathouse more compatible with the aesthetic of the house.

Huntington asked why opening up would not be acceptable. Sanders stated that there is good storage with deep shelves in the enclosure, which is why it is preferred to keep the enclosure.

There was further discussion.

Sanders stated that her alternative would be not to open it up and leave it exactly as it is and rather buy a boat with a retractable Bimini to fit in the existing boathouse.

There was further discussion.

Kirkus stated that he had a lot of background information regarding the neighbor's property and the view of the subject boathouse from the neighbor's house and there will not be a negative visual impact as a result of the increased roof height. There is perhaps one vertical post that is visible from the neighbor's house. The proposed alteration to raise the corner of the overhang would actually help because it would not be in the sight line.

There was further discussion.

Ignatius moved to continue the variance to the August meeting. Sansone seconded the motion. All were in favor to continue this item.

2. Request to allow a church as a permitted use in O-I

There was discussion about churches as appropriate uses in the O-I district.

Ignatius moved to authorize churches as a permitted use in O-I. Sansone seconded the motion. All were in favor, and the motion passed.

VI. CITIZEN COMMENTS

There were no citizen comments.


VII. DISCUSSION

Huntington expressed appreciation for the comments and idea sharing on the variance request under consideration.

VIII. ADJOURNMENT

There being no further business, Sansone moved to adjourn. Ignatius seconded the motion. All voted in favor and Huntington adjourned the meeting at 8:03 PM.

Respectfully submitted,



Leigh Threadgill
City Administrator

