



MEETING MINUTES

Planning and Zoning Commission

Tuesday, May 12, 2015

4:00 PM

City Hall, 200 Rusk Street, Council Chambers

Chair:	Bill Williams
Commissioners Present:	Lynn Monden, William Koontz, and Emanuel Albarado, Teresa McElreath
Commissioner Absent:	Nathan Dempsey
Staff Present:	Linda Ames and Julie Smith
Visitors Present:	Harold Cook

Item 1 - Declaration of Quorum

With a quorum present, Chair Williams called the meeting to order at 4:00 pm.

Item 2 - Approval of Minutes for February 10, 2015

Chair Williams moved to approve the minutes from the February 10, 2015, meeting as presented by staff; Commissioner Koontz seconded the motion. All present voted AYE. Motion carried unanimously.

Item 3 – Swearing in New Planning and Zoning Commissioner, Philip Neelley, by: Caitlyn Huddleston, City Secretary.

Chair Williams read the item into the record and then continued to Item 4. Due to air travel disruptions, Philip Neelley was unable to attend.

ITEM 4 – Proposed Alley Abandonment

To consider and make a recommendation to City Council regarding Harold Cook’s request to abandon an alley located between the streets on North Howeth (between 312 North Howeth and 320 North Howeth) and Fair Avenue in the Fairground Addition. AA2117340

Chair Williams read the item into the record and requested staff present their report. Community Services Director Julie Smith introduced Mr. Harold Cook who attended the meeting. She also apologized for the length of time it took to accomplish his request. CSD Smith explained that the procedure for abandoning an alley was new to staff, but – thanks to Mr. Cook’s request - staff has been able to identify the process (made difficult because of the legal intricacies involved) and future alley abandonment requests should take a fraction of the time. CSD Smith further explained to the Commissioners that, because the City of Gainesville (and thus its taxpayers) own the alleys, the City may not simply give the alleys away but must be careful about assessing the appropriate value of the property. CSD Smith noted that all legal paperwork has been completed, along with the City Attorney’s approval, and that copies of this documentation were included in the Commissioners’ packets. She further noted that, because the alley does not contain any City utilities and abandonment will save the City the cost of maintaining it, staff supports Mr. Cook’s request for abandonment of the alley.

Commissioner Albarado inquired whether each homeowner receives the portion of the alley adjacent to their property.

Commissioner McElearth explained that the alley is twenty feet and is split evenly between the properties on either side; each owner would receive ten feet.

CSD Smith asked Mr. Cook if he has any questions regarding the process.

Mr. Cook asked when the Mayor actually issues the warranty deed for the alley property to all the adjacent owners.

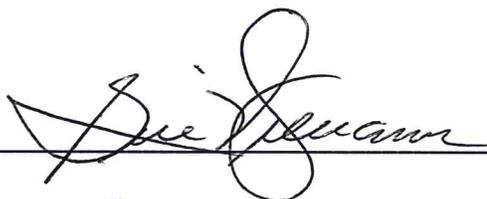
CSD Smith explained that if P&Z recommends approval to City Council, the item will then be considered by the City Council on June 16. If the City Council approves the request, the warranty deeds can then be executed.

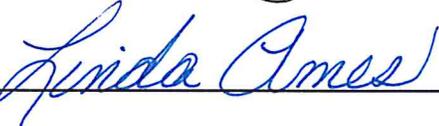
Chair Williams explained to Mr. Cook a General Warranty Deed will be issued to all the adjoining property owners at which point each owner can encompass the additional property into your lot.

Chair Williams asked to entertain a motion to make a recommendation to the City Council. (Because he did the appraisal, he recused himself from voting but chaired the motion.) Commissioner Monden moved to recommend City Council approve Mr. Cook's alley abandonment request. Commissioner McElreath seconded the motion. The remaining four Commissioners voted AYE. Motion carried unanimously.

ITEM 5 – Adjourn Regular Meeting

Chair Williams moved to adjourn the regular meeting; Commissioner McElreath seconded the motion. All present voted AYE. Motion carried unanimously. The meeting adjourned at 4:11 pm.

Signature of Chairman:  Date: 6-9-15

Signature of Secretary:  Date: 6.9.15