



Board of Adjustment

MINUTES

January 26, 2017

7:00 P.M.

City Council Chambers

1. CALL TO ORDER

Chairman Beckner called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

2. ROLL CALL & SELECTION OF CHAIR AND VICE-CHAIR

Present were, Chairman Rob Beckner, Vice Chair Steve Hinson, Board Members, Daniel Schroeder, Claudia Sprague and Catherine Ziebell. Absent were Board Members Dave Menzel and Rachel McCreary.

Motion to excuse absences was made by Board Member Schroeder, seconded by Chairman Beckner – motion carried 5-0.

Also present was City Attorney Morris Richardson, Planning Director Christy Fischer and Planner Denise Curry.

Daniel Schroeder was nominated for Chair and Rachel McCreary was nominated for Vice Chair. Moved by Board Member Hinson, seconded by Board Member Ziebell to accept the nominations. Motion carried, 5-0.

Rob Beckner passed the gavel to Daniel Schroeder

3. SWEARING IN OF APPOINTED BOARD MEMBERS

City Clerk Sue Frank performed the Oath of Office for appointed Board Members Beckner, Hinson, Sprague and Ziebell.

4. MINUTES

Board of Adjustment Meeting Minutes of August 25, 2016

Motion to approve the minutes was made by Member Beckner, seconded by Member Ziebell – motion carried 5-0.

- Formal agreement between entities on the long term maintenance of the traffic light.
- The traffic light would still be needed without Wawa.
- Cross access easement with Walmart has been obtained.
- No roadway improvements when Bass Pro opened their store contributed to roadway issue.
- Volume at the pumps and how it will be measured.

Moved by Chairman Schroeder, seconded by Board Member Sprague to approve the initial site plan. Motion passed, 5-0.

Moved by Board Member Beckner, seconded by Chairman Schroeder to approve the conditional use based on analysis in the staff report with the following conditions:

1. Plant a 6' tall hedge along dumpster walls;
2. Coordinate with Brevard County, the owning and maintaining agency for Palm Bay Road, and other developers, to install a traffic signal at Durham Drive and Palm Bay Road with the stipulation that the traffic signal permit application be submitted prior to the Certificate of Occupancy being issued for the service station.
3. Shield the view of rooftop equipment (air condition handlers and other equipment) with an architectural feature and ensure the flagstone wrapping on the gas canopy supports remain the height of the gas pumps during construction;
4. Limit the volume of speakers at the individual gas pumps -- which play or show music, videos or other broadcasts between the hours of 9 p.m. every night until 7 a.m. the next morning -- to a noise level similar to a normal conversation; and
5. Install artwork along the property line on Palm Bay Road.

Motion passed, 5-0.

6. REPORTS

1. Planning Director – documents were distributed about the following:
 - attendance zone for Meadowlane
 - a new elementary school is proposed for West Melbourne (charter or public)
 - I-95 Interchange

No meeting next month was discussed

2. Board Members

7. PUBLIC COMMENTS

8. ADJOURN

There being no further business, the meeting was adjourned at 8:10 p.m.


Denise Curry, Planner


Daniel Schroeder, Chairman