

**VILLAGE OF ROYAL PALM BEACH
PLANNING AND ZONING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 28, 2020 AT 7:00PM**

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman David Leland	Present
Vice Chair Ross Shillingford	Present
Commissioner June Perrin	Present
Commissioner Philip Marquis	Present
Commissioner Ray Nazareth	Present
Adam Miller, Alternate 1	Absent
Gary Specht, Alternate 2	Absent
Jan Rodusky, Council Liaison	Absent
Mitty Barnard, Assistant Village Attorney	Present

Also present was Kevin Erwin, Development Review Coordinator; Lauren McPherson, Administrative Assistant II.

MINUTES

Minutes of the December 16, 2019 Planning and Zoning Commission meeting were reviewed.

Commissioner Philip Marquis made a motion to approve minutes as submitted; seconded by Commissioner Ross Shillingford. Motion carried unanimously 5-0.

ITEMS FOR DISCUSSION

1. Application No. 19-044 (VAR) – The applicant, Lee Liang, is requesting a variance from Sec. 26-80 to allow for a reduced front yard setback of 18 feet for a main structure where the Village Code requires 25 feet, for a property located at 1343 Elmbank Way.

Staff presented the board with an overview of the proposed request for a Variance. Applicant was present to answer any questions. Discussion ensued.

Commissioner June Perrin made a motion to approve the application as submitted; seconded by Commissioner Ross Shillingford. Motion carried 4-1 with Commissioner Nazareth dissenting.

2. Application No. 19-109 (SPM, AAR) – Papi Chulo Taco Bar – The applicant, Iplan & Design, LLC, is requesting a Major Site Plan Modification to eliminate an existing drive-thru to create outdoor seating and Architectural Approval for an existing

restaurant to remodel the exterior and signage, for a property located at 1005 N. State Road 7.

Staff presented the board with an overview of the proposed request for a Site Plan Modification and Architectural Approval Review. Applicant was present to answer any questions. Discussion ensued.

Commissioner Ray Nazareth made a motion to approve the application as submitted, seconded by Commissioner Philip Marquis. Motion carried unanimously 5-0.

3. Application No. 19-099 (AAR) – United Auto Group - The applicant, Schmidt Nichols is requesting Architectural Approval for modifications to the recently approved buildings, for a property located at 9305 Southern Boulevard.

Staff presented the board with an overview of the proposed request for Architectural Approval. Applicant was present to answer any questions. Discussion ensued.

Commissioner Ross Shillingford made a motion to approve the application as submitted, seconded by Commissioner Ray Nazareth. Motion carried unanimously 5-0.

4. Application No. 19-119 (AAR) - Core Life Eatery - The applicant, Thomas Engineering Group, is requesting Architectural Approval for new wall signage, for a property located at 440 S. State Road 7.

Staff presented the board with an overview of the proposed request for Architectural Approval. Applicant was present to answer any questions. Discussion ensued.

Commissioner June Perrin made a motion to approve the application as submitted, seconded by Commissioner Philip Marquis. Motion carried unanimously 5-0.

BOARD BUSINESS –N/A

ADJOURNMENT

David Leland, Chairman

Bradford O'Brien, AICP

Respectfully Submitted, Lauren McPherson