

**MALABAR PLANNING AND ZONING BOARD REGULAR MEETING  
NOVEMBER 8, 2023, 6:00 PM**

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

**1. CALL TO ORDER, PRAYER, AND PLEDGE:**

Meeting called to order at 6:00 P.M. Prayer and Pledge led by Chair Wayne Abare.

**2. ROLL CALL:**

CHAIR:	WAYNE ABARE
VICE-CHAIR:	DOUG DIAL, EXCUSED
BOARD MEMBERS:	LIZ RITTER
	DAVE TAYLOR
	SUSAN SHORTMAN
ALTERNATE:	MEGHAN WOLFGRAM
ALTERNATE:	VACANT
BOARD SECRETARY:	DENINE SHEREAR

ADDITIONAL ATTENDEES: PATRICK T RIELLY, MAYOR

Abare stated that Meghan Wolfgram will be voting in Doug Dial's absence.

Abare spoke to the board about canceling the 4<sup>th</sup> Wednesday of the month, after discussing with board members. The consensus of the board is to just have a meeting on the second 2<sup>nd</sup> Wednesday of each month only unless needed for emergency hearings.

Abare said the second meeting of November is close to Thanksgiving and he would like to cancel the meeting.

Abare said he would like to do the nominations for Chair & Vice Chair for the new year.

Mayor swore in two returning members:

- Liz Ritter was sworn in.
- Wayne Abare was sworn in.

**Nominations for Chair:**

Ritter and Shortman nominated Doug Dial for Chair. All Vote: Aye Doug Dial for Chair

**Nominations for Vice Chair:**

Shortman and Taylor nominate Liz Ritter for Vice Chair. All Vote Aye Liz Ritter for Vice Chair

**4. CONSENT AGENDA:0**

**4.a. Approval of Minutes** Planning and Zoning Meeting – 10/25/2022

<b>Exhibit:</b>	Agenda Report No. 4.a
<b>Recommendation:</b>	Request Approval

**Motion: Ritter/Shortman to approve minutes of 10/25/2022 as presented All Vote: Ayes**

- 5. PUBLIC COMMENTS
- 6. PUBLIC HEARING:0
- 7. DISCUSSION ITEMS:0
- 8. ACTION ITEMS:1

**8.a. Discussion of Land Development Code Article III table 1-3.3(A) Size and Dimension. Regulation concerning last column without wastewater density.**

The Mayor discussed with PZ Board the table concerning the following zonings: RR-65, RS 10 the RLC.

For RM 6 & RM 4 it was a misconception of what people thought you could build in each zone, with wastewater and without.

Mayor said it will be fixed in Table 1-3.3(A), using central water & sewer facility. The issue is a density issue.

It was mentioned that this is a result of a codification error.

The Board discussed changing the zonings presently in place and doing a land/zoning change to allow RLC Zoning and allowing the density to build more units per acre.

The Mayor has asked the PZ Boards opinion/suggestions to add the last column back into table 1-3.3(A) and send to Council for Ordinance change with two public hearings.

The Mayor said it is a Land Development change. He suggested the Board review it one more time in December and forward it to Council for public hearings.

- 9. ADDITIONAL ITEMS FOR FUTURE MEETING none
- 10. PUBLIC COMMENTS none

**11. OLD BUSINESS/NEW BUSINESS:**

Old Business:

New Business:

- **Reminder:** Next Meeting – December, 2023

**12. ADJOURN**

There being no further business to discuss, MOTION: Wolfgram/Shortman to adjourn this meeting.  
Vote: All Ayes. The meeting adjourned 7:15 P.M.

BY:

  
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Doug Dial, Chair

  
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Denine Sherear, Board Secretary

  
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Date Approved: as amended.