

1 The Seabrook Planning and Zoning Commission met in regular session on Thursday, February 15,
2 2024 at 6:00 PM at Seabrook City Hall to consider and if appropriate, take action on the agenda items
3 listed below:
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5 THOSE PRESENT WERE:

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|----|---------------------------|--------------------------------------|
| 6 | | |
| 7 | GARY RENOLA | CHAIRMAN |
| 8 | DARRELL PICHA | VICE - CHAIR |
| 9 | SCOTT REYNOLDS | MEMBER |
| 10 | ROSEBUD CARADEC | MEMBER |
| 11 | GUY RODGERS | MEMBER |
| 12 | RHONDA THOMPSON (excused) | MEMBER |
| 13 | ED KLEIN | MEMBER |
| 14 | SEAN LANDIS | DIRECTOR OF COMMUNITY
DEVELOPMENT |
| 15 | | |
| 16 | | |
| 17 | KIARRA BELLOW | ADMINISTRATIVE COORDINATOR |

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19 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

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21 None
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24 **2.0 SPECIFIC PUBLIC HEARINGS**

25
26 *Gary Renola opened the public hearing at 6:02 p.m.*
27

28 **2.1 Conduct a public hearing on a request to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District, Section 3.04 "R-2 Single-Family Detached Residential District (Small Lots)", Section. 3.05 "R-3 Medium Density Residential District", Section 3.06 "C-1 Light Commercial District", Section 3.07 "C-2 Medium Commercial District", Section 3.08 "C-3 Heavy Commercial District", Section 3.09 "SH 146 South Commercial District (146-S)", Section 3.10 "WAD Waterfront Activity District", Section 3.11 "MMU Marine Oriented Mixed-Use District", Section 3.12 "OS Old Seabrook District", Section 3.13 "MH Mobile Home-Manufactured Housing District", Section 3.14 "LI Light Industrial District", and Section 3.16 "SH 146 Main Commercial District (146-M)", by modifying the "Supplementary Regulations", to include, the addition of tents and lean-to as prohibited temporary structures to be used for on-site dwelling purposes.**

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44 *No Public Comments*

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46 *Gary Renola closed the public hearing at 6:02 p.m.*
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48 **3.0 NEW BUSINESS**

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50 **3.1 Conduct a public hearing on a request to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District, Section 3.04 "R-2 Single-Family Detached Residential District**

55 (Small Lots)", Section. 3.05 "R-3 Medium Density Residential District", Section
56 3.06 "C-1 Light Commercial District", Section 3.07 "C-2 Medium Commercial
57 District", Section 3.08 "C-3 Heavy Commercial District", Section 3.09 "SH 146
58 South Commercial District (146-S)", Section 3.10 "WAD Waterfront Activity
59 District", Section 3.11 "MMU Marine Oriented Mixed-Use District", Section 3.12
60 "OS Old Seabrook District", Section 3.13 "MH Mobile Home-Manufactured
61 Housing District", Section 3.14 "LI Light Industrial District", and Section 3.16
62 "SH 146 Main Commercial District (146-M)", by modifying the "Supplementary
63 Regulations", to include, the addition of tents and lean-to as prohibited
64 temporary structures to be used for on-site dwelling purposes.
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66 *Motion made by ED Klien and seconded by Rosebud Caradec.*

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68 *To approve with an amendment to make the work "Lean-to" plural.*

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70 *Sean Landis presentation:*

71 *Supplementary regulations:*

- 72 *A. Temporary structures for uses incidental to construction work on the*
73 *premises which are removed upon completion or abandonment of*
74 *construction work are allowed upon permit from the building official.*
75 *B. No temporary structures, including tents, lean-to, recreational vehicles,*
76 *construction trailers or travel trailers may be used for on-site dwelling*
77 *purposes.*
78 *C. Eaves shall be permitted to encroach no more than 18 inches upon any*
79 *setback.*

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81 MOTION CARRIED BY UNANIMOUS CONSENT
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84 **4.0 ROUTINE BUSINESS**

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86 **4.1 Approve the minutes from the December 21, 2023 Regular P&Z meeting.**

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88 *Motion made by Ed Klein and seconded by Guy Rodgers.*

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90 *To approve the minutes as presented.*

91
92 MOTION CARRIED BY UNANIMOUS CONSENT
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94 **4.2 Report from the Director of Planning and Community Development on the status**
95 **of a list of actions taken by Planning & Zoning and sent to City Council for its**
96 **action or review.**

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98 *Sean Landis gave a brief report on upcoming items that will be considered by City Council*
99 *on February, 20, 2024.*

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102 **4.3 Establish future agenda items and meeting dates.**

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 - *Next regular meeting: March, 21, 2024*

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106 **Motion was made by Rosebud Caradec and seconded by Ed Klein.**

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108 *To adjourn the February 15, 2024 Planning & Zoning meeting.*

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110 MOTION CARRIED BY UNANIMOUS CONSENT
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112 Having no further business, the meeting adjourned at 6:14 PM.
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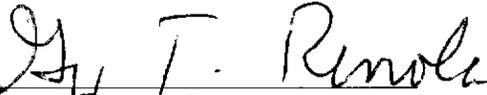
APPROVED THIS 21st DAY OF MARCH, 2024.

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Gary T. Renola, Chairman



Kiarra Bellow, Administrative Assistant