

Regular Meeting of the Town Commission of the Town of Ocean Ridge held on Monday, April 1, 2002 at 6:30 PM in the Town Hall Meeting Chambers

The meeting was called to order by Mayor Kaleel and roll call was answered by the following:

Commissioner Aaskov
Commissioner Schulte

Commissioner Bingham
Mayor Kaleel

It was noted for the record that Comm Willens was absent with notice.

Pledge of Allegiance

Additions, Deletions, Modifications and Approval of Agenda

None

Consent Agenda

1. Minutes of the Town Commission Meeting of March 4, 2002
2. Minutes of Special Town Commission Meeting of March 7, 2002
- 2a. Minutes of Special Town Commission Meeting of March 27, 2002
3. Ocean Ridge Resolution No. 2002-09; Supporting Increased Funding for Regional Planning Councils

Town Clerk Hancsak advised that there should be a change to the March 7, 2002 meeting minutes on page 3, first paragraph, it should read "did feel" as opposed to "did not feel."

Comm Aaskov moved to accept the consent agenda as amended, seconded by Comm Bingham.

Motion carried - yea 4.

Public Comment

Rich Lucibella, 5 Beachway N, stated that he had some comments about the Special Town Commission Meeting of March 7, 2002 and questioned if the letter from Atty Spillias to Cheryl Olanoff's attorney would be discussed at this meeting to which Atty Spillias advised that both issues could be discussed with item #4.

Public Hearing

4. Resolution No. 2002-08; Evidencing its intent to vacate and abandon its interest in any and all public right of way lying between Lot 14 and Lot 16 of the unrecorded plat of Ocean Shore Estates as recorded in official record book 44, page 612, public records of Palm Beach County, Florida

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Mayor Kaleel read Resolution No. 2002-08 by title only.

Comm Schulte declared that he had a conflict with this issue and moved down from the dais. Town Clerk Hancsak advised that she would prepare a voter's conflict form for his signature.

Atty Spillias advised that the purpose of the resolution was the last step for a settlement in which the Town had agreed to abandon a 10' portion of a Town right-of-way adjacent to Mr. Katz' property and the public easement, if it exists, on David Lane on the land privately owned by Olanoff. He added that he had received a letter from Katz/Olanoff's attorney that he would no longer be representing them. He stated that Mr. Katz has not retained new representation as of yet, but Mrs. Olanoff has. Mrs. Olanoff's new attorney has taken the position that since the deadline for final approval of the agreement had passed, the agreement was null and void. Atty Spillias disagreed with this and sent documents to support the Town's position that it is an enforceable agreement, but it would go to trial on April 8th as previously planned. He explained that the Town could file a motion to enforce which would necessitate more litigation and suggested that the Town let the court decide and file a suit against Olanoff in the future for breach of contract, if the Town desires.

Atty Spillias suggested that the resolution be tabled in case the agreement is found to be enforceable. He added that if the resolution is tabled, the public discussion must be limited to the tabling of the resolution and not the merits of the resolution.

Atty Spillias concluded that although he does believe the agreement to be enforceable, he suggests that the Town go ahead with the court hearing on April 8th. Mayor Kaleel agreed adding that the Town would need to reserve their rights.

Comm Aaskov moved to table Resolution No. 2002-08, seconded by Comm Bingham.

Mr. Lucibella stated that he has an interest when the Town is discussing the development of property, which abuts his own. *He stated that it is good that there are citizens at the meetings who have an interest.* Mr. Lucibella questioned who authorized Atty Spillias to write the letter to Atty Marod to which Mayor Kaleel stated that no authorization is necessary for this type of response from the Town Attorney. *Atty Spillias stated that he wrote the letter in the context of being in charge of the litigation.* Mr. Lucibella questioned if Mayor Kaleel was aware of this response before Atty Spillias sent it to which Atty Spillias responded that he believed he discussed it with the Mayor and gave him a copy of it after it was sent. *Mr. Lucibella questioned if the Town Commission was consulted about the settlement agreement before its execution to which Atty Spillias advised that Mayor Kaleel was not consulted as the agreement included that it was not binding until approval by the Town Commission.*

Mr. Lucibella then questioned if the Town could grant a variance directly to a resident to which Atty Spillias advised that the Town Commission grants variances to the CCCL and

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the building codes. Mr. Lucibella questioned who grants variances to the Land Development Code to which Atty Spillias advised that it was the Board of Adjustment. Mr. Lucibella questioned if the decision of the Board of Adjustment is final to which Atty Spillias advised that appeals would be made to the Circuit Court. *Mr. Lucibella stated that he felt the code was very clear in the criteria that must be met in order for the Board of Adjustment to grant a variance and that any appeal to that variance would have to be made by the applicant to the Circuit Court. Mr. Lucibella read the definition of a variance from the code book. Mr. Lucibella commented that the meeting in which this decision was made was at a special town commission meeting at 8 AM, a time when most residents were at work. Mr. Lucibella questioned if Mrs. Olanoff giving up part of her easement would need a variance as her setback would decrease to which Atty Spillias advised that he did not believe she would need a variance as he interpreted that it would not decrease her setbacks as no new area will be paved. Mr. Lucibella commented that he felt it was "amazing to him the interpretations that reasonable men can come to."*

Mr. Lucibella questioned why the new road right-of-way would be gravel to which Atty Spillias disagreed that it would. Mr. Lucibella attempted to find a quote from the transcript that he had made from the March 7th meeting and Mayor Kaleel asked if the Town could be given a copy of the transcript to which he would be referring. Mr. Lucibella offered his copy for the Mayor to look at, but stated that he did not have a copy for the Town. Mr. Lucibella read from the transcript summarizing Atty Spillias as saying that area beyond the paved road would not count against the Kelso's buildable area to which Atty Spillias advised that does not indicate that the road would be gravel or unpaved, only that area beyond the paved roadway possibly deeded over as a drainage easement would still be counted as buildable area. Mayor Kaleel stated that if accusations are going to be made from something said at the March 7th meeting, a copy should be provided for the Town to which Mr. Lucibella stated that he would make a copy. *Mr. Lucibella stated that in a March 5th memo, Atty Spillias stated that area beyond the paved road would not count against the buildable area and would not reduce the calculable area for development purposes to which Atty Spillias again reiterated that this did not state that the road would be gravel or unpaved and in fact, indicated that the road would be paved. Mr. Lucibella questioned if Atty Spillias expected that the roadway would be paved and Atty Spillias replied that he had always expected it to be paved. Atty Spillias stated that what he included in the agreement was to ensure that any paved roadway would count against the buildable area and only the unpaved portion of right-of-way would not count against the buildable area. Atty Spillias reiterated that he did not feel this was a variance. Mr. Lucibella questioned when this area of right-of-way would become a road to which Atty Spillias stated that it would be when it was built. Mayor Kaleel questioned where any of this discussion had relevance to the motion of tabling the resolution.*

Mr. Lucibella wanted to know why his Town Commission was taking up the issue of a variance and again questioned why at the meeting of March 7th Mayor Kaleel wanted to limit the amount of public comment to ten minutes. Mayor Kaleel responded saying that although he had at first requested that the public comment be limited, it was not and everyone was able to speak at that meeting for a long period of time. Mr. Lucibella stated

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that the Mayor's attempt to limit set the tone for the meeting. *Mr. Lucibella stated that his representative at the previous meeting deserved the same respect that Mr. Lucibella has shown to the Mayor and that the Mayor has shown to him, but that a certain tone was set when the Mayor requested to put a limit on the comments. Mr. Lucibella stated that he felt his comments were very brief. He stated that he would have fewer comments to make at this meeting if the actions of the Town Commission and staff were less egregious over the course of the past months. Mr. Lucibella reiterated that he felt the Town Commission was granting a variance to Chapter 24 illegally on the morning of March 7th when his neighbors were working. He stated that he knows it is an accusation and "his statement of fact" and that he thinks any reasonable man who reads the codes and the definition of variance would know that a variance was approved. Mayor Kaleel questioned if Mr. Lucibella would like a response to his question on the issue of a variance to which Mr. Lucibella stated that he did not think the attorney would answer it during public comment, but that he would listen to his answer. Atty Spillias again stated that he disagreed with Mr. Lucibella's assertion that a variance was granted.*

Mr. Lucibella stated that the reformatted agreement was never signed by Mrs. Olanoff and questioned why the Town was reserving their rights to enforce the agreement if it was not signed to which Mayor Kaleel stated that the Town Commission and Town Atty are expected to protect the Town's rights.

Mr. Lucibella stated that what had started out as a Code Enforcement matter has now escalated into costing the Town more than \$60,000 in legal fees by the Town Commission inserting themselves in a land dispute where they do not belong, trying to play Solomon, twisting the public ordinances, allowing trespassing on private properties, limiting public statements and telling residents that they are not parties of interest and do not need to speak at meetings (*Mr. Lucibella citing that the last comment was a quote from Mayor Kaleel at the previous meeting*). Mayor Kaleel advised that there needs to be some procedure and decorum at meetings or there is chaos and should be taken in the context of what was going on at the time. *Mr. Lucibella stated that what was going at the time was the opening statement by Mayor Kaleel citing how he was going to run the meeting. Mr. Lucibella stated that the Mayor had told his (Mr. Lucibella's) representative that he would give him latitude in the amount of time to speak, but that he did not have to be given time to speak at all. Mr. Lucibella again went to quote from the transcript of the meeting to which Mayor Kaleel stopped him saying that if they are going to read from certain parts of the meeting, they would need to look at the whole meeting. Mayor Kaleel stated that they should talk about the issues and not make out of context statements. Mayor Kaleel reminded Mr. Lucibella that after the March 7th meeting, he told him (Mayor Kaleel) that the meeting was handled fairly and appropriately to which Mr. Lucibella stated that he is always a gentlemen. Mayor Kaleel asked him if he was now stating otherwise and lying to him at the time to which Mr. Lucibella stated that he felt insulted when he was told at the previous meeting that his time to speak would be limited. He concluded stating emphatically that he felt that the Town Commission was doing things beyond their scope and that he wanted the egregious abuse of authority to stop. Mr. Lucibella stated that the code has a very clear separation of powers and that the Board of Adjustment is judicial and the Town Commission has no say over what they*

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decide. Mayor Kaleel pointed out that the Board of Adjustment is quasi-judicial to which Mr. Lucibella stated that there may be a difference in the two according to the law, but not in terms of the lay people of the Town to which Mayor Kaleel stated that if Mr. Lucibella is going to protest the law, he should also understand it at the same time. Mr. Lucibella then stated that they all understand quasi-judicial as it refers to when attorneys are talking to other attorneys, but that they were not in a courtroom at this time. Mr. Lucibella stated that the Mayor insults him and his neighbors when he says that they are not parties at interest and do not need to speak at a meeting. He said that they (Mayor Kaleel and Atty Spillias) are legally correct in using a pseudo legal term to try to get people to think that the Mayor knows something technical that they don't know and they can trust him with it. Mr. Lucibella stated that he thinks it is intended to show that he (Mr. Lucibella) is a troublemaker, an interloper, in terms of the Mayor's ability to conduct his business. He again reiterated that he is a party of great interest on a property that abuts his in his Town. He stated that Mr. Rose who has property that abuts the property in question and who has been sued is also a party of interest along with Berndt and Christine Schulte, Kate and Joe Park and JoAnne Englehardt. He concluded by stating that the actions of the Town Commission which he has been calling into question have got to stop.

Atty Spillias advised that at a mediation a year ago which involved Mr. Lucibella, Mr. Schulte and Mr. Rose, the Town put forth a significant effort to bring this issue to a resolution and even offered to put a significant amount of money into purchasing the property in a manner that would have resolved issues for everyone, but they were not able to come to a final resolution. He added that the Town has not sued anyone except Mr. Katz to vacate the 10' of Town owned property. He stated that there is not a direct lawsuit against Mrs. Olanoff, but only a request of the court to clarify the Town's interest in her 10' easement. The Town was put in this position due to a demand made upon the Town to make its right-of-way available to a property owner. He stated that although it sounds like the Town has spent a lot of money, under these circumstances the Town has been made to defend itself. He explained that this settlement agreement was intended to settle these differences between neighbors and now a Judge will be made to decide the outcome.

Bill Finley, 3 Beachway N, questioned if he could get a copy of the reformatted agreement to which Atty Spillias advised that it would be made public with copies provided to the Town Commission as well. He stated that it has not been distributed to any of the parties as he finished it after he received the letter from Mrs. Olanoff's attorney advising that she would not sign the agreement.

Scott Kelso, 16 Sailfish Lane, stated that he felt the residents in Ocean Ridge should know that after 2 ½ years, a settlement was finally agreed upon which would stop everyone from any more litigation in this matter. He stated that Mrs. Olanoff withdrew from this agreement which would have given her a piece a property and \$50,000 and has now told him that this would not be enough to compensate her for the hardship she will face if someone builds on the Kelso property. He stated that Mrs. Olanoff had even toasted the agreement in her home with himself, his wife, and Mr. Katz.

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Mr. Kelso stated that this agreement was not written hastily, *but written over an extensive period of time under the careful eyes of all the attorneys involved with Atty Spillias engaged in every step committed to making it work. He stated that the people of the Town should appreciate Atty Spillias' efforts. He stated that the agreement was discussed in detail at the previous meeting.* He stated that the Town residents should know who is really behind all this deceit and Mrs. Olanoff's defection. He stated that these people who are not involved in the right-of-way of David Lane are arrogantly continuing this litigation at the cost of the taxpayers. *He stated that over \$70,000 of the taxpayers money had already been expended on this lawsuit and more will be spent supporting their arrogant goals.* He stated that they are trying to limit a piece of property which has always been zoned RSF. He stated that the first suit filed against himself and his wife was filed by Mr. Lucibella and was followed closely by an identical suit brought by Mrs. Olanoff. He stated that *a substantial amount of Mrs. Olanoff's attorneys fees were at some time paid by Mr. Lucibella and Mr. Schulte who was not a Town Commissioner at the time. He stated that once it was decided that access would be given across Beachway N, Mr. Lucibella and Mr. Schulte betrayed Mrs. Olanoff telling her that access would be across David Lane instead. He stated that the members of Beachway N have kept the litigation continuing when others have tried to reach a solution.* He explained that he felt the lawsuits from the Beachway N residents are designed not to reach a solution at all, but to prevent development of a piece of property zoned RSF which many residents have enjoyed as a park of sorts for many years. *He stated that he and his wife were concerned when someone went to build near where they are currently living since it would block their view of the Ocean. He stated that they accepted the fact that someone has a right to build on their own property and now considers the new residents as good friends.* He added that both Mr. Lucibella and Mr. Schulte have each attempted to buy his property *and do not accept the rights of owners to build on their property.*

Mr. Kelso concluded that the Town should clear the access over the right-of-way of David Lane, which the Town has paid to pave in 1991. He stated that he feels his family has been harassed enough because of this issue and pleaded with the Town to assist in its resolution.

Mr. Lucibella stated that he would like to respond to accusations made by Mr. Kelso and clarify some issues. Mayor Kaleel questioned what effect this would have on the issue and asked Mr. Lucibella to be brief when he responds. Mayor Kaleel asked if there were any other residents who wanted to speak first.

Deborah Trotsky, renter at 566 David Lane, *stated that she has never spoken out about this issue as of yet, but that she felt it was time. She stated that she felt this could have been prevented a long time ago, as she believes the Kelso's bought the property knowing that there is no access and got all the problems the went along with this property. She stated that Mrs. Olanoff is single, a teacher and doesn't have a lot of money. She stated that Mrs. Olanoff's house floods when there are heavy rains and any additional development on the Kelso's lot will further add to this problem. She stated that they have to worry every time it rains about the damage that will be done. She stated that the*

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money offered to Mrs. Olanoff in the settlement would not even *come close to begin to* cover her legal fees *so far and what she would have to continue to pay*. She stated that Mrs. Olanoff tried hard to be cooperative. She stated that she and other friends told Mrs. Olanoff that this agreement would be financial suicide which is something that the people at this meeting who have lots of money can not understand. She stated that Mrs. Olanoff can not find the money to pay for the current lawsuits in which she is involved or the future lawsuits that have been threatened against her if she signs the agreement. She concluded that the agreement had expired before Mrs. Olanoff signed it. She stated that the expiration was written in by other lawyers, not hers, but that it gave her (Mrs. Olanoff) an out of the agreement. She stated that Mrs. Olanoff was not able to speak at this meeting at the advice of her lawyers, but that she (Ms. Trotsky) felt she needed to speak on Mrs. Olanoff's behalf.

Atty Spillias stated that a letter was sent to Mrs. Olanoff's new attorney advising that barring a change in decision on the part of Mrs. Olanoff that he would be advising the Town of all their options in this matter *for their client's breach of the agreement*.

Bob Klemann, 3 Osprey Court, stated that he felt the Town was justified in trying to help a resident with an access problem *which everyone knew existed*. He commented that he felt betrayed when the NWF sold the property *without notice or competitive bids*. He stated that he did not believe the Town Commission and Town Attorney should be acting as judge and jury on a contract dispute between individuals.

Stormet Norman, 5720 Old Ocean Blvd., stated that he felt the Town should only clear the existing right-of-way *so that the Kelso's have their access*. He stated that they would have to go about getting their access the same way as any other developer and not by scaring people and threatening lawsuits. He suggested that they purchase the right-of-way at fair market value or do what it takes for construction. He stated that he did not feel the Town Commission should be helping developers.

Atty Spillias stated that the Town is not in any way assisting developers. He explained that the Town owns 10' of right-of-way and the developer must have permission from the Town to develop it. He stated that the Town did not encourage or solicit the agreement. He explained that the Town informed the Kelso's that they would need 20' for access and beyond that the Town has only responded to what has been presented to it.

Mayor Kaleel stated that the process has been very difficult for all parties involved and cautioned those who have not followed it from the beginning from making conclusions without fully understanding. He stated that the agreement was presented to the Town, which was in the interest of the Town. He added that the Town Commission is only defending the interest of the Town.

Roll call was taken on Comm Aaskov's motion.

Motion carried - yea 3 (Schulte abstain).

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Actions and Reports

5. Request for Corrective unites of title for Lots 5 through 7 Block 9, Boynton Sub Amended By: Joe Pike, EnviroDesign Assoc., Inc, representing the property owner, William Duffey

Town Clerk Hancsak advised that the request was merely for a correction when the wrong lots were previously recorded.

Comm Aaskov moved to approve the request for corrective unities of title for lots 5 through 7, block 9, Boynton Sub Amended, seconded by Comm Bingham.

Motion carried - yea 4.

6. Discuss appointment to the Intergovernmental Coordination Program By: Karen E. Hancsak, Town Clerk

Town Clerk Hancsak advised that former Comm Bridges was a member of this program and questioned if the Town Commission wanted someone else to participate. Town Manager Dunham explained that it was a forum of elected officials who discussed countywide issues. Mayor Kaleel suggested that Town Clerk Hancsak notify all the Commissioners when a meeting is scheduled to see which one can attend.

7. Provide a status report on code re-write By: Atty Spillias

Atty Spillias advised that he would be presenting the staff with the first working draft, which would include Chapters 1, 14 and 26. He advised that they kept the FAR in the zoning code, but included Palm Beach's cubit content ratio as an insert for discussion. He stated that he would be presenting the draft to the staff first and receiving their comments the week of April 22nd. He stated those comments would be reworked and another draft presented to the Town Commission in mid-May.

The Town Commission concurred with Atty Spillias' suggestions and time line.

Atty Spillias advised that the next joint meeting with the Planning and Zoning Commission should be the last one and would be a good time to go over any needed Charter revisions as well although they would still have to go on a ballot for approval.

8. Discuss Town Manager Position

Mayor Kaleel stated that he wanted to discuss the option of an interim town manager. Town Manager Dunham stated that he had a list form the Florida League of Cities of "members in transit" and questioned if the Town Commission wanted him to contact any of the local members listed. He added that there would be a level of education needed for anyone taking over as an interim town manager.

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Mayor Kaleel stated that he had spoken to previous Town Manager Bill Mathis who was very interested, but could not accept due to health and personal reasons. He added that Mr. Mathis did offer to help when and where he could. He stated that he has had offers from other city managers to help. Town Manager Dunham suggested looking at someone who was available on a part time basis.

Mayor Kaleel suggested having a status meeting in two weeks.

Town Clerk Hancsak stated that the position will be advertised in the Florida League of Cities datagram and the Florida City Manager's newsletter. She stated that the ad will be placed in the Palm Beach Post on April 7th and 14th. She added that she left a message with the local representative of the Range Riders program who assisted with the search for the previous town manager.

Resolutions

9. No. 2002-10; Authorizing execution of Town Engineer Contract for Civil Engineering Services

Town Clerk Hancsak read the above resolution by title only.

Town Manager Dunham explained that \$35,000 has been included in the budget for engineering services and that the staff had been directed to negotiate with Shalloway, Foy, Rayman and Newell at the last Town Commission meeting as a result of the request for qualifications.

Town Manager Dunham explained that the contract which has been reviewed by the town attorney is for one year from the date of execution and may be renewed at the Town's discretion for one year increments after that. He also explained the scope of services that will be provided by the town engineer.

Town Manager Dunham requested that Resolution No. 2002-10 be approved.

Comm Bingham moved to approve Resolution No. 2002-10, seconded by Comm Aaskov.

There was no public comment on this issue.

Mayor Kaleel stated that he felt Shalloway, Foy, Rayman and Newell has done a great job for the Town in the past two years. Town Manager Dunham stated that he has always gotten good response from the firm.

Roll call was taken on Comm Bingham's motion.

Motion carried - yea 4.

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Lisa Tropepe, Shalloway, Foy, Rayman and Newell, thanked the Town Commission for this opportunity to serve as town engineer adding that she has enjoyed working with the staff at Ocean Ridge.

10. No. 2002-11; Authorize execution of Interlocal Agreement between Palm Beach County and the Town for the Transfer of DEP Funds from the County to the Town for Assisting in the Implementation of the Stormwater Improvement Project – Phase I within the Town

Town Clerk Hancsak read the above resolution by title only.

Town Manager Dunham explained that the Town's portion of the grant funding from the Lake Worth Lagoon Grant will be \$493,475. He advised that the Town has also been preliminarily approved for \$300,000 in federal funding and will apply for \$500,000 from the Lake Worth Lagoon Grant next year.

Atty Spillias stated that the approval of the Resolution would include a letter to Rich Walesky, which will not change the scope of the project.

Comm Bingham moved to approve Resolution No. 2002-11, seconded by Comm Aaskov.

There was no public comment on this item.

Motion carried - yea 4.

Mayor Kaleel questioned the time frame for work to begin on Hudson Ave to which Ms. Tropepe stated that it would be four to six months for permit approval which has to go through both SFWMD and the State and then an additional two months before work will begin.

First Reading of Ordinances

None

Second Reading of Ordinances

11. No. 537; Amending the Code of Ordinances at Chapter 14, Buildings and Building Regulations, at Article II, Technical Codes and Other Construction Standards, Division I, Generally, By Repealing Section 14-26, Adoption of Technical codes and Countywide Amendments, and Re-Enacting it with a New Title to Provide for the Incorporation by Reference of the Statewide Building Code Adopted by the Florida Statewide Building Code Adopted by the Florida Legislature Known as the "Florida Building Code", as Amended by the Board of County Commissioners of Palm Beach County, FL, as the Building Code for the Town of Ocean Ridge

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Mayor Kaleel read Ordinance No. 537 by title only.

Atty Spillias advised that the effective date would be upon adoption and that the swimming pool requirements are covered in the FL building Code so the standard swimming pool code has been removed from the ordinance.

Comm Aaskov moved to approve Ordinance No. 537 on second reading, seconded by Comm Schulte.

Christine DeAngelo, lot owner at 6115 N Ocean Blvd., questioned if these changes would affect her potential building permit in any way to which Town Manager Dunham replied that it would not any zoning issues.

Roll call was taken on Comm Aaskov's motion.

Motion carried - yea 4.

Town Commission Comments

12. Discuss prohibition of hedges being planted along roadway thereby avoiding placement of signage By: Comm Bingham

Comm Bingham stated that she felt people were planting in the rights-of-way causing signs to be placed in neighboring yards. She suggested that the Planning and Zoning Commission look into setback requirements for vegetation. Town Clerk Hancsak advised that at the joint meeting of the Planning and Zoning Commission and Town Commission for the code re-write, it was the consensus of both bodies that residents could plant in the rights-of-way if it does not adversely affect the swales. Town Manager Dunham stated that he would research how other municipalities are handling this situation.

Atty Spillias suggested that the issue be discussed at the next joint meeting.

Comm Schulte questioned if plantings are reviewed when there is a safety issue involved to which Director Hillery advised that the code does allow for enforcement when there is a safety issue.

Adjournment

The meeting was adjourned at 8:25 PM.

Mayor Kaleel

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Attest By:

Town Clerk

Commissioner Aaskov

Commissioner Bingham

Commissioner Schulte