

Project Review Committee Meeting – 5 August 2019 - St. John's Church

Board Members Present: Kevin Newby, co-chair; Gerald Dubiel, co-chair; Richard Johnson, Charlotte Mizzi
Committee Members Present: Donna Anderson
Committee Members Absent: Ia Williams
Landowners Present: Don Taylor, Claudette Dirkers, Tim Brockett, Debbie Newby
Call-in Attendees: None (Meeting was available by phone until 6:15)

CALL TO ORDER: 6:01 pm with quorum of 4 Project Review Committee members

MEETING ADJOURNED:
7:15 pm

TAYLOR - NG 29-C, DRIVEWAY EASEMENT Kevin Newby (KN) performed a site inspection Sunday, July 28th. Donna Anderson and Ia Williams also did a subsequent site inspection. Kevin measured 403' of driveway to the split, with 93' continuing to the right and 95' continuing to the left. This is a longer measurement than shown on the application of 356', so another \$50 in fees is owed to the GLA for the additional length. Other discussion included the Dirkers' request that the pine tree remains on the Dirkers' property and Mr. Taylor agreed to that, when constructing his driveway easement.

Mr. Newby pointed out that the Subdivision covenants are stricter than the GLA Road and Driveway standards. The GLA enforces the GLA Road and Driveway standards which requires a 12' wide driveway serving a single residence. Donna Anderson (DA) noted that the PR Checklist needs to update the driveway width from 10' to 12' to agree with that.

The driveway needs to be moved 23' to the north to provide a 25' setback from the approved, proposed well on NG 29-B. This distance will also miss the currently established pine tree that the owner of lot NG 29-B wants saved. Mr. Taylor will construct the driveway with 6" pit run of angular rock and 3" of road mix on top of that to comply with the GLA standards.

Gerald Dubiel (GD) asked about a 2nd driveway location staked on the lower end of the property entering from Capricorn. It was agreed to install an 8" culvert to maintain drainage along Capricorn where the driveway enters.

KN moved to recommend approval of the project to the GLA board with the setbacks mentioned, above, and re-seeding of any disturbed land. GD seconded motion.
MOTION Passed (Yes 3, DA Recused due to decision that new, revised easement

documentation was not be required by the PRC or GLA)

NOTE – Later in the meeting, following discussion of the Kassing project, below, GD made a statement that a 12-14” culvert was needed vice the 8” culvert discussed and approved earlier in the meeting. By this time, Mr. Taylor had already left the meeting.

KASSING – SG 83 GARAGE ADDITION

Gerald Dubiel and Richard Johnson performed a site inspection (date unspecified) on this addition to an existing garage. KN did not participate in this project review due to continued refusal by the GLA Admin to include all PR Committee members in PRC emailing’s.

GD said distance to easement is > 150’, however, no measurements were taken. This project will double the size of existing, wood frame garage.

Tim suggested the existing driveway to the garage be upgraded, as part of this project, to GLA Road Standards with 3” road mix over 6” pit run. It was agreed upon that this should be a recommendation as part of project approval by the board.

RJ moved to recommend approval of the project with re-seeding of any disturbed ground to the GLA Board. GD seconded motion. MOTION Passed (Yes 3; No 1)

Action Item**: GD to contact William Smith to ensure slope of a newly started project in high souths driveway is within GLA maximum of 10%. Tim noted they are pouring concrete now, so this communication needs to be done ASAP.

NEXT PROJECT REVIEW MEETING: None specified.