

**CITY OF BERKELEY LAKE**  
**4040 SOUTH BERKELEY LAKE ROAD**  
**BERKELEY LAKE, GEORGIA 30096**  
**PLANNING & ZONING COMMISSION MEETING**  
**DRAFT MINUTES**  
**June 12, 2018**  
**7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Neil Schaap, Vice Chair  
Pekka Ignatius  
George Kaffezakis

Deputy City Administrator: Pat Chapman

Citizens Present: 8

**I. CALL TO ORDER:**

Schaap called the meeting to order at 7:15 PM. at 4040 South Berkeley Lake Road. All members were present except for Dan Huntington and Don Allen. Deputy City Administrator Pat Chapman was also present.

**II. APPROVAL OF OR CHANGES TO THE AGENDA**

Schaap asked if there were any changes to the printed agenda. Schaap stated that the election of officers would be deferred.

**III. MINUTES**

- a) Minutes of January 9, 2018

**Kaffezakis moved to approve the minutes. Ignatius seconded. All voted in favor and the minutes of January 9, 2018 were approved.**

**IV. ELECTION OF OFFICERS**

Election of officers will be deferred to July for more members to be present.

**V. OLD BUSINESS**

There was no Old Business

**VI. NEW BUSINESS**

1. PZV 18-01, 146 Lakeshore Drive, Applicant Paul D'Agnesse for Owner Lisbon Holdings, LLC, requests relief from Section 78-89(d)(1) to:

- a. reduce the required setback from the side property line for an accessory structure in the R-100 district from 12.5 feet to 3 feet.
- b. reduce the required setback from the shoreline of Lake Berkeley for an accessory structure in the R-100 district from 40 feet to 20 feet; and

Paul D'Agnese, applicant representing Lisbon Holdings LLC, was present to speak to the application; explaining that the tent shelter is to protect a classic car belonging to his elderly father who lives with him.

Patricia Shida, 182 Lakeshore Drive, spoke in opposition objecting to the visibility of the tent and suggesting a 6 to 12-month time limit.

Steve Hangartner, 186 Lakeshore Drive, spoke in opposition objecting to the aesthetics of the tent, stating that it was incompatible with the area.

Eileen Hangartner, 186 Lakeshore Drive, spoke in opposition questioning the installation of a larger tent, stating that it looked like a circus tent and was sagging and covered with mold and mildew.

Mr. D'Agnese offered that he could use a smaller 10 by 20-foot tent that would be about 2 feet shorter and that he would plant a screen of trees along the property line in the fall.

**Kaffezakis moved to approve the request with the following conditions:**

- 1. Use the lowest profile structure possible;**
- 2. A time limit of August 1, 2019;**
- 3. Provide landscaping as stated by applicant.**

**Ignatius seconded. Following discussion, all voted in favor.**

2. PZV 18-02, 82 Lakeshore Drive, Applicants/Owners Christina and Michael Prazak request relief from Section 78-197(8) to reduce the required setback from the shoreline of Lake Berkeley for all components of a septic system in the R-100 district from 75 feet to 50 feet.

Christina (Lindemer) and Michael Prazak were present to explain their request.

**Schaap moved to approve the request with the condition that low-flow toilets be installed in the residence in conjunction with the new septic system. Kaffezakis seconded. All voted in favor.**

## **VII. CITIZEN COMMENTS:**

Schaap welcomed Robert Adderly, the new part-time City Marshal, after his being introduced by Chapman.

## **VIII. DISCUSSION:**

Due to the absence of the Chairman, the discussion topics were deferred to the next meeting.

## **IX. ADJOURNMENT**

There being no further business, Kaffezakis moved to adjourn the meeting. Ignatius seconded and Schaap adjourned the meeting at 8:00 PM.

Respectfully submitted,

---

Pat Chapman  
Deputy City Administrator