

**SYNOPSIS**  
**TOWN OF JUPITER PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**COUNCIL CHAMBERS**  
**September 10, 2024 7:00 P.M.**

**CALL TO ORDER:**

Chair Kevin Kirn called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

Chair Kevin Kirn; Vice Chair Richard Dunning; Comm. Beth Kelso; Comm. Karen Vinson; Comm. Dan Guisinger; and Cynthia Blum 2<sup>nd</sup> Alternate (voting member); John Sickler, Director of Planning & Zoning; Garret Watson, Principal Planner; Peter Meyer, Senior Planner; Thomas Baird, Esq., Town Attorney; and Michael Schneider, Secretary.

**MINUTES:**

Minutes to be considered at the next regular meeting.

**CITIZEN COMMENTS:** None

**REGULAR AGENDA:**

A. **OLD BUSINESS:** None

B. **NEW BUSINESS:**

1. **708 Weldwood Road** – Variance request to Section 27-1326(b)(2) to increase the side yard fence height from six feet to six feet and eight inches, on a 0.22± acre property, located at 708 Weldwood Road. (PZ 24-6106)  
***(Acting as the Zoning Board of Adjustments)***

Comm. Dunning motioned to recommend denial of the variance request, seconded by Comm. Guisinger. Motion did not pass with a 3-3 vote. Comms. Vinson, Kelso, and Blum dissented.

Comm. Kelso motioned to recommend approval of the variance request, seconded by Comm. Blum. Motion did not pass with a 3-3 vote. Comms. Kirn, Dunning, and Guisinger dissented.

Variance request to be renoticed at next Planning and Zoning Council meeting on October 8, 2024.

2. **Inlet Village Market** – Small-scale planned unit development (SSPUD) and site plan application to construct a 3,433 square foot two-story building with retail and accessory residential, on a 0.15± acre property, located at 1025 Love Street. (PZ 22-5252 and 5253)

**Town Council consideration:** October 15, 2024

Comm. Vinson motioned to recommend approval of the application contingent upon meeting all staff conditions of approval, with amendments to condition 4d to

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replace crushed shell with pea gravel and to amend condition 4a to shift the building footprint a maximum of 3 feet to the west, seconded by Comm. Dunning. The motion passed unanimously with a vote of 6-0.

**STAFF UPDATE:**

Planning and Zoning Director report on recent Town Council actions will be sent to the Commission.

**ADJOURNMENT:**

Chair Kevin Kirn adjourned the meeting at 8:41 p.m.