

TOWN OF CINCO BAYOU  
PLANNING AND ZONING MEETING MINUTES  
08 JUNE 2000

Mayor Pro Tem Virgil Payne called the Planning and Zoning Meeting to order at 6:00 P.M. Following a silent prayer and the Pledge of Allegiance to the flag, roll call was taken.

Present: Mayor Drabczuk - absent  
Councilwoman Carroll  
Councilman Kendrick  
Councilman Skelly  
Councilman Frucci  
Mayor Pro Tem Payne

ALSO, PRESENT: Attorney Jeff McInnis, Town Manager/Clerk Nell Webb, Engineer Mark Schaeffer, Mr. Larry Lorton, Amy LeMay from Choctaw Engineering, Harold Gaines, Betty Jordan of Jordan Assoc., Deputy Frank Hawley, and several residents.

#### REGULAR BUSINESS

1. Council Approval of Agenda: Councilman Kendrick made a motion to approve the agenda. Councilwoman Carroll seconded the motion. The motion passed unanimously.
2. Councilman Frucci motioned for approval of car wash.

Councilman Kendrick started the discussion. He stated he had called DEP to find out who was responsible to maintain the oil separator and run off water from the car wash. He said DEP had no one to maintain such systems. Mr. Kendrick asked if anyone could tell him what would happen to the oil and run-off water. Amy, with Choctaw Engineering said the oil separator is connected to the sanitary sewer system and not connected to into the drainage and there will be no discharge into the Bayou. The owner will be responsible for maintaining the system on the property. The City of Ft. Walton will maintain the connection to the sanitary sewer. Mr. Kendrick wanted to know who would routinely look after the oil separator. Amy and Mr. Lorton assured him that all of the water would run into the sewer system and the oil into the oil separator. Mr. Kendrick was not satisfied with the idea that the owner would be solely responsible for maintaining the system on the property. Mayor Pro Tem Payne asked if there was any pretreatment of the oil and water before it goes into the sewer system. Amy from Choctaw Engineering answered no, the water and oil goes through a filter system in the oil separator. Mayor Pro Tem asked what the capacity of the oil separator was. The engineer from Choctaw Engineering answered that it was about 500 gallons. Larry Lorton the owner of the property stated that signs would be posted that no decreasing of engines will be allowed. Mayor Pro Tem asked how often the oil separator tank would be pumped out. Mr. Lorton said it would be checked every day and most likely would be pumped once a month. Councilman Frucci asked Mr. Lorton if he had any background in the type of business or had he spoken with any people in the type of business. Mr. Lorton stated he spent six months studying and educating himself on the type of business. Councilman Frucci noted there were signs stating that it is unlawful to discharge oil into the water system at other car wash businesses and asked if there would be signs of that nature at Rub-A-Dub car wash as well. Mr. Lorton assured the council that there would be. Attorney McInnis noted that the unlawful statement was a state ordinance. Engineer Mark Schaeffer stated that there would be a sewer use ordinance that is propagated by the host utility, which is the City of Ft. Walton Beach. Mayor Pro Tem asked Mark Schaeffer to obtain the specs for the use ordinance from the City of Ft.

Walton Beach. Councilman Skelly stated that he was going to vote against issuing a variance based on the environmental factors discussed, impact that traffic would create and the fact that the business would be within 1200 feet of an existing filling station. This business was classified as a filling station for lack of an exact classification for car washes therefore putting it in violation of Town of Cinco Bayou ordinances. Councilman Frucci stated that his understanding of the 1200-foot ordinance was a safety factor, which would consider tanks underground etc. He felt it was not a safety issue. Councilman Kendrick stated that it could be a health problem.

Mayor Pro Tem asked for a motion - It was stated there was a motion on the floor to approve the car wash - he asked for a seconded. Motion failed for lack of a second.

Mr. Larry Lorton asked if there was anything he could do to rectify the situation. He stated that he had spoken to the previous Town Manager and got the impression there would be no conflict with his project. He stated he had put all of his savings into this project. Mayor Pro Tem stated that the Council was always approachable and that Councilman Kendrick's concerns were very real. He suggested that Mr. Lorton could approach the Council again with some engineering specifications. Amy from Choctaw asked what the Town was looking for to maintain the system. Do they need a signed contract to assure the maintaining of the system? Mayor Pro Tem referred her to Town Manager, Nell Webb to be put on next month's agenda.

Adjournment: There being no further business, the meeting adjourned at 6:58pm.

  
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Mayor Pro Tem Virgil Payne

Attest:

  
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Nell Webb, Town Manager/Clerk

P & Z and REGULAR TOWN MEETING SIGN IN SHEET

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