Agenda
THIS MEETING IS CANCELLED
City of Dunnellon
Planning Commission Meeting
20750 River Drive, Dunnellon, FL 34431
December 20, 2016 at 5:30 p.m.

PLEASE NOTE: Individuals wishing to address Planning Commission please sign in. A three-minute time limit will be administered. PLEASE TURN CELL PHONES OFF.

One or more City Council members may attend this meeting and may speak.

Call to Order

Pledge of Allegiance

Roll Call

Proof of Publication (Posted on City's website and City Hall bulletin board on Friday, December 16, 2016)

1. Approval Of Minutes

   Minutes 11/15/2016

   Documents:

   20161115.Pdf

2. Chairman's Report From City Council
3. Review Comprehensive Plans From Other Cities - Continued
4. LDR Review And Assessment For Working With Regional Planning Council
5. Public Input
6. Adjournment

ANY PERSON REQUIRING A SPECIAL ACCOMMODATION AT THIS MEETING OR HEARING BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT THE CITY CLERK AT (352) 465-8500 AT LEAST 48 HOURS PRIOR TO THE PROCEEDING. IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THE ABOVE MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY IS NOT RESPONSIBLE FOR ANY MECHANICAL FAILURE OF RECORDING EQUIPMENT.

Minutes
City of Dunnellon
Planning Commission Meeting
November 15, 2016 at 5:30 p.m.

Chairwoman D'Arville call the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

Roll Call

Members Present: Brenda D'Arville, Lisa Sheffield, Tracy Fero, Wilbur Vanwyck, and Mary Ann Hilton

Staff Present: Lonnie Smith, Andrew Hand, and Teresa Malmberg

Proof of Publication: The agenda was posted on City's website and City Hall bulletin board on Thursday, November 10, 2016; and Modified Agenda, Tuesday, November 15, 2016.

1. Approval of Minutes: The minutes of the September 20 & October 18, 2016, meetings were approved as submitted.

2. Chairman's Report from City Council: Chairwoman D'Arville reported that Valerie Hanchar was sworn in as the newest member; Walter Green was sworn in as Mayor; and Rick Hancock was sworn in as Vice Mayor.

3. Public Hearing For Comprehensive Plan Consistency Review - Updated Backup
Chairwoman D'Arville gaveled down and stated, it is 5:35 p.m. and closed the regular meeting and opened the public hearing to discuss draft Ordinance ORD2016-12, Moratorium Medical Marijuana for a finding of comprehensive plan consistency.

Lonnie Smith presented the staff report and noted staff recommends a finding of comprehensive plan consistency. City Attorney, Andrew Hand, provided input and answered questions.

Chairwoman D'Arville gaveled down and stated, it is 5:40 p.m. and closed the public hearing and reopen the regular meeting. There being no public comment, Wilbur Vanwyck, made the motion to find Ordinance ORD2016-12 consistent with the Comprehensive Plan of the City of Dunnellon. Tracy Fero seconded. The motion passed by unanimous vote, 5-0.

Chairwoman D'Arville called for a motion to read Resolution RES2016-38 by title only. Wilbur Vanwyck made the motion. Tracy Fero seconded. The resolution was read by title only. The resolution was passed by unanimous vote, 5-0.

4. Quasi-Judicial Hearing

Application PZ1617 - 005 by Troy Burrell, Burrell Engineering, Inc., representing Revenue Properties Dunnellon, LLC, requesting Variances for 11352 & 11262 N. Williams Street, Parcel Nos. 33639 - 002 - 00 and 33639 - 004 - 00.

Chairwoman D'Arville closed the regular meeting and opened the quasi-judicial hearing at 5:42 p.m.; the City Attorney performed the swearing in of all persons who provided testimony; Chairwoman D'Arville polled commission members to disclose any ex-parte communication and/or conflict of interest. Including herself, there was none to report. Staff and applicant reports were presented.

Chairwoman D'Arville closed the quasi-judicial hearing and reopened the regular meeting at 6:33 p.m. Discussion and public comments were heard.

5. Resolution #RES2016-31 for Section 74-101 ISR (Impervious Surface Ratio) Variance #VAR2016-05, Revenue Properties Dunnellon, Application PZ1617-005

Chairwoman D'Arville moved and read Resolution #RES2016-31 by title only.

Lisa Sheffield moved Resolution #RES2016-31 be approved as read. Wilbur Vanwyck seconded. The motion was passed by unanimous vote, 5-0.

6. Resolution #RES2016-32 Request For Section 9.3 - 1(A)6.D.4. – Vehicle Stops Shall Be Used To Ensure That Vehicles Do Not Overhang Required Landscape Areas. Continuous Curbing Shall Be Prohibited. Variance #VAR2016-06, Revenue Properties Dunnellon, Application PZ1617-005

Chairwoman D'Arville moved and read Resolution #RES2016-32 by title only.

Mary Ann Hilton moved Resolution #RES2016-32 be approved as read. Wilbur Vanwyck seconded. The motion was passed by unanimous vote, 5-0.

7. Resolution #RES2016-33 Request for Section 9.3 - 2(D)5 – Leadership In Energy And Environmental Design (LEED) Certification Variance #VAR2016-07, Revenue Properties Dunnellon, Application PZ1617-005

Chairwoman D'Arville moved and read Resolution #RES2016-33 by title only.

Tracy Fero moved Resolution #RES2016-33 be approved as read. Wilbur Vanwyck seconded. The motion was passed by unanimous vote, 5-0.

8. Resolution #RES2016-34 Request for Section 9.3 - 2(E)3, B. – Buffers Around The Perimeter of The Site Shall Be 150 Percent of the Buffer Width Required In Section 74-108 For The B-4 Zoning District Variance #VAR2016-08, Revenue Properties Dunnellon, Application PZ1617-005

Chairwoman D'Arville moved and read Resolution #RES2016-34 by title only.

Wilbur Vanwyck moved Resolution #RES2016-34 be approved as read. Mary Ann Hilton seconded. The motion was passed by unanimous vote, 5-0.

9. Resolution #RES2016-35 Request For Section 74-108(4)A. – Required Width Of Buffers In B-4 Zoning District. A Minimum Width of 25 Feet is Required Variance #VAR2016-09, Revenue Properties Dunnellon, Application PZ1617-005

Chairwoman D'Arville moved and read Resolution #RES2016-35 by title only.

Lisa Sheffield moved Resolution #RES2016-35 be approved as read. Tracy Fero seconded. The motion was passed by unanimous vote, 5-0.

10. Resolution #RES2016-36 Request For Section 9.3 - 2(E)3,C., I, II. – The Required Buffer Width shall include the Following Planting Materials for Each 100 Linear Feet Of Boundary Area Variance #VAR2016-10, Revenue Properties Dunnellon, Application PZ1617-005

Chairwoman D'Arville moved and read Resolution #RES2016-36 by title only.

Tracy Fero moved Resolution #RES2016-36 be approved as read. Lisa Sheffield seconded. The motion was passed by unanimous vote, 5-0.

11. Resolution #RES2016-37 Request For Section 9.3 - 2(E)3,D. – Parking Shall Not Exceed 110 Percent of the Parking Standard Set Forth In Appendix A, Article V. At Least 20% Of The Required Parking Shall Be Constructed Utilizing Pervious Materials Variance #VAR2016-11, Revenue Properties Dunnellon, Application PZ1617-005

Chairwoman D'Arville moved and read Resolution #RES2016-37 by title only.

Wilbur Vanwyck moved Resolution #RES2016-37 be approved as read. Tracy Fero seconded. The motion was passed by unanimous vote, 5-0.

12. Items for Discussion: Following discussion concerning the land development regulations (LDR) changes that need to be made, staff was directed to request the Regional Planning Council direct the board where the "soft spots" are in the LDRs and other areas in order for the Planning Commission to begin work. The Planning Commission also needs staff assessment and perspective.

Lisa Sheffield discussed E. Pennsylvania Avenue, and the need for speed limit reduction and control, as well as crosswalks for pedestrian access from and to each side of the roadway.

13. Public Input: None.

14. Adjournment: The meeting was adjourned at 7:18 p.m.

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Lisa Sheffield, Vice Chair Teresa Malmberg, Admin. Coordinator