

**Minutes
City of Dunnellon
Planning Commission
May 2, 2016 at 5:30 p.m.**

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

Roll Call

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

Staff Present: Eddie Esch, Lonnie Smith, Teresa Malmberg

Proof of Publication: The agenda was posted on City's website and City Hall bulletin board on Thursday, April 28, 2016.

**QUASI-JUDICIAL HEARING
AS CONTINUED BY THE PLANNING COMMISSION AT THE APRIL 19, 2016 MEETING**

1. Quasi-Judicial Hearing: Site Plan SPL2016-01, PZ1516-045, Ziegenfuss for Dunnellon Real Estate LLC

Chairwoman D'Arville closed the regular meeting and opened the Quasi-judicial Hearing at 5:40 p.m.

Teresa Malmberg performed the swearing in of all persons testifying in this matter. Chairwoman D'Arville polled all Commission members to disclose Ex-parte Communication and Conflict of Interest. All members responded they had none to report.

Lonnie Smith reviewed the staff presentation and responded to questions. Rick Krietemyer with Z Development Services presented for the applicant and responded to questions. Following discussion, Chairwoman D'Arville closed Quasi-judicial Hearing and reopened the regular meeting at 6:02 p.m. There being no further discussion, Chairwoman D'Arville moved on to the Resolution.

2. Resolution 2016-11: Request for Site Plan Approval #SPL2016-01, Ziegenfuss for Dunnellon Real Estate LLC

Site Plan for Wendy's Restaurant with Drive - thru

Resolution #RES2016-11 Request And Recommendation for Site Plan Approval. Paul Cowan made a motion that we move the request and recommendation to the Council for the RES2016-11 site plan approval SPL2016-01 Ziegenfuss for Dunnellon Real Estate LLC, Wendy's, with the recommendation of the addition of a bicycle rack. Tracy Fero seconded. The motion passed by unanimous vote, 5-0.

Chairwoman D'Arville read the Resolution #RES2016-11 in its entirety into the record to include the recommended addition of a bicycle rack. Tracy Fero made a motion to

approve the Resolution as read. Paul Cowan seconded. The motion passed by unanimous vote, 5-0.

3. Public Input:

Wilbur Vanwyck asked about the building on Delaware, and suggested it needs to be sold or rented. Mr. Esch said it has been put into surplus, but disposition has not been decided. General discussion concerning construction events around the city, including a grocery store going into the Rainbow Square Plaza.

Discussion of public workshops, meeting dates and times. Determined that May 17, June 1, June 7 and final adoption at Council on June 13. Recommendation that each meeting be specific elements and staff provide a list of which elements and which meeting in advance.

4. Adjournment: The meeting was adjourned at 6:38 p.m.

Brenda D'Arville, Chairwoman

Teresa Malmberg, Admin. Coordinator