

**MINUTES**  
**City of Dunnellon**  
**Planning Commission Meeting**  
**&**  
**PUBLIC WORKSHOP**  
**FOR COMPREHENSIVE PLAN AMENDMENTS**  
**May 17, 2016 at 5:30 p.m.**

**MASTER**

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, Lisa Sheffield, Tracy Fero, Wilbur Vanwyck, Paul Cowan, Mary Ann Hilton

**Staff Present:** Eddie Esch, Lonnie Smith, Teresa Malmberg

**Guest Present:** Kenneth Metcalf, Planner Consultant, Stearns Weaver, et al

**Proof of Publication:** The agenda was posted on City's website and City Hall bulletin board on Friday, May 13, 2016

**1. Approval of Minutes:** The minutes of the March 16 and May 2, 2016 meetings were approved as submitted. The minutes of the April 19, 2016, meeting require verification that wording on Page 2, Item 6, line 13 should be "does not" in lieu of "does," Page 3, 2<sup>nd</sup> paragraph, correct spelling of "Louis" to "Louise" and return for approval.

**2. Chairman's Report from City Council:** Chairwoman D'Arville reported on several items discussed at Council such as the bike trails, special meeting regarding finances and possible solutions, polling residents concerning level of services, and referendum for November to vote on City Manager or Council/Mayor form of government, possibly raising taxes to balance budget, divesting utilities. Chairwoman D'Arville recommended that Commissioners attend or listen to audio to be well informed.

**3. Quasi-judicial Hearing** - Rezoning REZ2016 - 01/PZ1516 - 056, First Baptist Church

Chairwoman D'Arville closed regular meeting and open Quasi -judicial Hearing at 5:40 p.m. All persons providing testimony were sworn in. Commission members were polled and no ex - parte communication was reported. Commissioner Vanwyck reported that he has a conflict of interest as he is a member of the Church Board, and he completed the Disclosure Form 8B for the record.

Staff Presentation – Lonnie Smith presented the staff report.

Applicant Presentation – David Allison spoke for the applicant, thanked staff for their efforts and answered questions.

Discussion continued among Commissioners.

Chairwoman D'Arville closed the Quasi-judicial Hearing and reopened the regular meeting at 6:03 p.m.

Chairwoman D'Arville reclosed the regular meeting and reopened the Quasi-judicial Hearing at 6:03 p.m. due to ongoing discussion, questions and testimony.

Commissioners Cowan and Fero brought up the landscape buffer requirements for the portable buildings in relation to the surrounding neighborhood. Staff noted that the request for rezoning does not include site plan requirements. Following further discussion and input from other Commissioners and public comments, Chairwoman D'Arville reclosed the Quasi-judicial Hearing and reopened the regular meeting at 6:24 p.m.

There being no further discussion or comments, Chairman D'Arville recommended that the attorney's input be requested on the issue of landscape buffering being considered within a rezoning request.

#### **4. Resolution 2016-13 First Baptist Rezone**

Request to Recommend Approval of a Rezone for First Baptist Church, Resolution #RES2016-13 Request and Recommendation for Rezone Approval

Commissioner Sheffield made a motion to read Resolution 2016-13 by title only, and that Resolution 2016-13 be recommended and forwarded to Council for approval. There being no second, the motion failed.

#### **5. PUBLIC WORKSHOP**

Comprehensive Plan Evaluation and Appraisal Report (EAR) Based Amendments

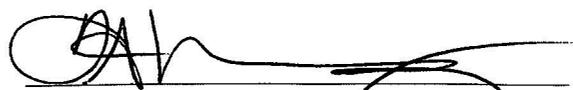
The Planning Consultant, Kenneth Metcalf, provided an overview of the grant process/plan amendment schedule and reviewed the proposed amendments to the Housing, Historic Preservation and Intergovernmental Coordination Elements.

Discussion of workshop schedule. The next meetings will be held May 25, June 1 and the need for the June 7 workshop will be assessed at the June 1 workshop. All workshops will begin at 5:30 p.m.

**6. Public comments** were received.

**7. Adjournment:** The meeting was adjourned at 8:56 p.m.

  
Brenda D'Arville, Chairwoman

  
Teresa Malmberg, Admin. Coordinator