

Planning Commission Minutes
August 4th, 2022 - 5:30 p.m.

Daniel Grannan – Chair
Tonia Herring – Vice Chair
Billy Gause
Randy Martin
Doug Smith



Terry Thompson
Larry Schenavar
Alternate 1 –
Alternate 2 –
Chuck Dixon – School Board*

- 1) Call to Order by Chairman Grannan at 5:30pm.
- 2) Roll Call

Commissioners Present: Dan Grannan, Tonia Herring, Terry Thompson, Larry Schenavar, Randy Martin, Doug Smith.

Commissioners Absent: Billy Gause.

Staff Present: Planning Director Brian Herrmann, Urban Planner Jenette Collins, Zoning Coordinator Zach Ciciera.

- 3) Moment of Silence was led by Chairman Grannan.
- 4) Pledge of Allegiance was led by Chairman Grannan.
- 5) Chairman Comments: None.
- 6) Motion to adoption the agenda was made by Chairman Grannan; seconded by Commissioner Martin. **Motion carried 6-0.**
- 7) Motion to approve minutes of the Planning Commission meeting held July 7, 2022, was made by Chairman Grannan; seconded by Commissioner Thompson. **Motion carried 6-0.**
- 8) Citizen Input: None.
- 9) Public Hearings:

- a) **Conduct a Public Hearing for VARIANCE APPLICATION NO. PZ22-0064 brought by MJ STOKES CONSULTING O/B/O HART WW DEVELOPMENT, LLC (SCOOTERS COFFEE)** – A Variance request of the City of Crystal River Land Development Code (LDC) to exceed the maximum number of parking spaces allowed for an eating establishment with a drive-thru facility pursuant to Section 6.04.07 Standards for parking and parking lots, of the LDC. Section 22, Township 18S, Range 17E; specifically, Parcel 13300 0020 which address is 1049 NE 5th St., Crystal River, Florida.

Staff Presentation: Jenette Collins presented the variance request for Scooters Coffee to the commission. Stated that the size of the structure in relation to the lot is a unique circumstance. Staff supports the variance request.

Applicant Presentation: John Stoeckel presented on behalf of the owner/applicant.

Jeff Hart, Owner of Scooters Coffee, presented the traffic flow plan for the parcel and general goal of the company to provide fast and efficient service.

Commission Discussion: *A motion was made by Vice Chair Herring to approve Variance Application NO. PZ22-0064 brought by MJ STOKES CONSULTING O/B/O HART WW DEVELOPMENT, LLC (SCOOTERS COFFEE) – A Variance request of the City of Crystal River Land Development Code (LDC) to exceed the maximum number of parking spaces allowed for an*

*eating establishment with a drive-thru facility pursuant to Section 6.04.07 Standards for parking and parking lots, of the LDC. Section 22, Township 18S, Range 17E; specifically, Parcel 13300 0020 which address is 1049 NE 5th St., Crystal River, Florida. **Motion carried 6-0 to approve a total of 7 parking spaces as requested.***

- b) **Conduct a Public Hearing for APPLICATION NO. PZ22-0065 brought by the City of Crystal River – Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendment** – Ordinance No. 22-O-23 – An Amendment to the Crystal River Comprehensive Plan by providing revision to the Recreation Element pursuant to Chapter 163, Florida Statutes.

Staff Presentation: Jenette Collins presented the updates made to the recreation element of the Comprehensive Plan.

Commission Discussion: *A motion was made by Vice Chair Herring to recommend Council approval of Application NO. PZ22-0065 brought by the City of Crystal River – Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendment – Ordinance No. 22-O-23 – An Amendment to the Crystal River Comprehensive Plan by providing revision to the Recreation Element pursuant to Chapter 163, Florida Statutes. **Motion carried 6-0.***

- c) **Conduct a Public Hearing for APPLICATION NO. PZ22-0055 brought by the City of Crystal River – Amendment to the City of Crystal River Code of Ordinances, Appendix A – Land Development Code, Chapter 12 SIGNS**, as conveyed in Ordinance NO. 20-O-19. Continuance of the July 7, 2022 Planning Commission meeting.

Staff Presentation: Planning Director Brian Herrmann presented the revisions made to the sign ordinance as well as the nine (9) sign types that were not discussed in the July 7th meeting.

Commission Discussion: *A motion was made by Commissioner Thompson to recommend Council approval, with revisions made to Table 12.00.07.B: Commercial Canopy Signs, of Application NO. PZ22-0055 brought by the City of Crystal River – Amendment to the City of Crystal River Code of Ordinances, Appendix A – Land Development Code, Chapter 12 SIGNS, as conveyed in Ordinance NO. 20-O-19. Continuance of the July 7, 2022 Planning Commission meeting. **Motion carried 6-0.***

10) Unfinished Business: Planning Director Brian Herrmann addressed possible alterations to the minimum and maximum parking standards that may be brought forward to the planning commission in the future.

11) New Business: None.

12) Citizen Input: None.

13) Staff Comments: None.

14) Commissioner's Comments: None.

15) Chairman's Comments: None.

16) Adjournment: A motion to adjourn was made by Commissioner Thompson; seconded by Chairman Grannan.

Motion carried 6-0. Meeting adjourned at 7:16pm.

*Appointed by School Board pursuant to §163.3174, Florida Statutes.

ATTEST:

A handwritten signature in black ink, appearing to read 'Zach Ciciera', written over a horizontal line.

Zoning Coordinator Zach Ciciera

A handwritten signature in black ink, appearing to read 'Daniel Grannan', written over a horizontal line.

Chairman Daniel Grannan