

**Planning Commission Minutes**  
**February 2<sup>nd</sup>, 2023 - 5:30 p.m.**

**Daniel Grannan – Chair**  
**Tonia Herring – Vice Chair**  
**Richard Laxton**  
**Deborah MacArthur Anderson**  
**Karen Cunningham**



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

- 1) Call to Order
- 2) Roll Call

**Commissioners Present:** Dan Grannan, Tonia Herring, Terry Thompson, Karen Cunningham, Deborah MacArthur Anderson, Gregory Acker.

**Commissioners Absent:** Richard Laxton, Larry Schenavar.

**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) Administration of Oath of Office for Planning Commissioners Gregory Acker.
- 6) Motion to adopt the agenda was made by Commissioner Thompson, seconded by Commissioner Herring. **Motion carried 6-0.**
- 7) Motion to approve minutes of the Planning Commission meeting held January 5<sup>th</sup>, 2023, was made by Commissioner Thompson, seconded by Chairman Grannan. **Motion carried 6-0.**
- 8) Motion to re-elect Dan Grannan as Chair was made by Commissioner Herring, seconded by Commissioner Thompson. **Motion carried 6-0.**  
Motion to re-elect Tonia Herring as Vice-Chair was made by Chairman Grannan, seconded by Commissioner Cunningham. **Motion carried 6-0.**
- 9) Motion to approve the annual Planning Commission By-Laws was made by Commissioner Thompson, seconded by Chairman Grannan. **Motion carried 6-0.**
- 10) Citizen Input: None.
- 11) The annual Quasi-Judicial training presentation was continued to a future Planning Commission meeting by Chairman Grannan.
- 12) Public Hearings:

**A.) Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PZ22-0115 – FINNELL**

**PROPERTIES L.L.C.** – An Amendment to the Official Zoning Map of the City of Crystal River, Florida, to change the zoning on 1.04 acres (MOL) located at 1154 NE 1<sup>st</sup> Street, Crystal River, Florida, from Low Density Residential (R-1) Zoning to Medium Density Residential (R-2) Zoning.

**Chair** opened the quasi-judicial meeting.

**Conflict of Interest:** None.

**Ex Parte Communication:** None.

**Staff presentation:**

Jenette Collins, Urban Planner, presented the rezoning application to the commission. Ms. Collins stated the proposed zoning district is consistent with the existing development on the property.

**Commissioner Comment:**

Commissioner Thompson questioned if a buffer will be required for new development within the property. Mrs. Collins replied stating that any new development within the subject property will be required to comply with all aspects of the Land Development Code including buffer requirements.

**Applicant presentation:**

Ben Finnell, Owner, presented the proposed rezoning to the commission for the purpose of adding density to the existing multifamily development.

**Public Comment:** None.

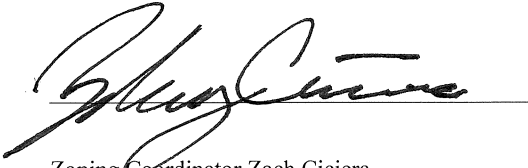
**Commissioner Discussion:**

A motion to recommend City Council approval of APPLICATION NO. PZ22-0115 brought by Finnell Properties L.L.C., was made by Commissioner Thompson, seconded by Chairman Grannan. **Motion carried 6-0.**

- 13) Unfinished Business: Planning Director Brian Herrmann stated the firm selected to rewrite the City's Land Development Code, Stringfellow Planning and Design, will be presenting to the City Council on February 13<sup>th</sup>, 2023.
- 14) New Business: None.
- 15) Citizen Input: None.
- 16) Staff Comments: None.
- 17) Commissioner's Comments: None.
- 18) Chairman's Comments: None.
- 19) Motion to adjourn was made by Chairman Grannan, seconded by Commissioner Thompson. **Motion carried 6-0.**  
Meeting adjourned at 5:56pm.

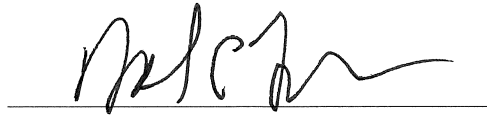
\*Appointed by School Board pursuant to §163.3174, Florida Statutes.

ATTEST:



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Zoning Coordinator Zach Cicera



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

Chairman Daniel Grannan