

**Planning Commission Minutes**  
**JULY 1, 2021 - 5:30 p.m.**

Robert Froehling- Chair  
Daniel Grannan - Vice Chair  
Randy Martin  
Charles Kish  
Scott Ebert



Doug Smith  
Tonia Herring  
Alternate 1 - Terry Thompson  
Alternate 2 – Vince Morris

- 1) Call to Order: Called by Chair Froehling at 5:31 p.m.
- 2) Roll Call:
  - a) Commissioners Present: Chair Froehling; Vice Chair Grannan; Commissioner Kish; Commissioner Ebert; Commissioner Smith; Commissioner Herring; Alternate Thompson.
  - b) Commissioners Absent: Commissioner Martin; Alternate Morris.
  - c) Staff Present: Director Herrmann, Urban Planner Collins; Zoning Administrator Rehberg; City Attorney Jimmy Gooding.
- 3) Moment of Silence: Called for by Chair Froehling
- 4) Pledge of Allegiance: Chair Froehling led in the Pledge of Allegiance.
- 5) Adoption of Agenda: Motion to adopt the Agenda by Commissioner Thompson
  - a) Second: Commissioner Kish
  - b) Vote: Unanimous to adopt the Agenda.
- 6) Approval of Minutes: **June 3, 2021** - Motion to adopt the Minutes as presented by Commissioner Grannan
  - b) Second: Commissioner Kish

Vote: Unanimous to approve the Minutes as Presented.
- 7) Citizen Input: 3 minutes - None
- 8) Public Hearings: Quasi-Judicial: Hearing opened at 5:34 pm.

Chair requested clerk to swear in witnesses, Vice Chair Grannan read the Application by title only. Chair read into the record the Quasi-Judicial Hearing rules and procedures.

- a) VARIANCE NO. V21-0006, APPLICATION NO. PZ21-0065, from PETER and MICHELLE WYATT** to allow for an addition to an existing single-family residence, having less than the required 25-foot minimum setback from the waterway pursuant to Section 4.02.02 Standards for buildings and building placement (Setbacks), of the Land Development Code, on property located in Section 21, Township 18S, Range 17E; specifically, Lot 10 together with the northeasterly 20 feet of Lot 11, Springdale Addition to Springs O'Paradise (AK #1077451), which address is 131 SE 2nd Avenue, Crystal River. A complete legal description of the property is on file with the Planning and Development Services Department.

**Conflicts of Interest:** None

**Ex-Parte Communications:** None

**Staff Presentation:** Presented by Jenette Collins, Urban Planner; Ms. Collins presented a PowerPoint, Exhibit "A" detailing the application.

**Commissioner's Comments:** Questions regarding Impervious Surface allowance; screening of lanai, closeness of the lanai to the water/canal.

**Applicant's Presentation:** Presented by Michelle Wyatt, 131 SE 2<sup>nd</sup> Avenue, Crystal River, Florida. The owners bought the house in 2020 and are asking for a variance of approximately

55 square feet; because of the angle of home, where the current lanai is located, the slope of the land, and an architectural sense they are requesting the variance.

**Commissioner's Comments:** Commissioner Ebert inquired if it is a roof over only? **Applicant's**

**Response:** that it is a full screen room, screen, not glass. Commissioner Kish inquired about the southern rear of the home and the stack of pavers; will it end at the edge of the house or go

beyond the house. **Applicant's Response:** The current lanai will extend to the edge of the

house. Commissioner Ebert inquired about their rejection of City Staff proposal? **Applicant's**

**Response:** She did not see a response. (Ms. Collins informed the Commissioners that she had presented an alternative which would not encroach in her presentation). **Applicant's**

**Response:** That plan would not work, it is too small.

**Chair Comments:** Read into the record a letter in opposition to the variance. Commissioner Ebert commented on the request blocking the view of the water of their neighbors if the Variance is granted. Vice-Chair Grannan inquired whether the kitchen would fit in a different configuration. **Applicant's Response:** Would not work due to the safety constraints imposed by the pool.

**Public Comment:** None

**Intervening Parties:** None

**Applicant's Rebuttal:** None

**Motion to approve** Variance V21-0006: Commissioner Thompson

Second: Commissioner Herring

Vote: By a vote of 2-5, the motion was denied.

**Chair:** Advised applicant she can appeal the Commission's decision to the Circuit Court if she wishes.

9) Unfinished Business: None

10) New Business: Update on Charrette for Master Plan – Dover, Kohl, and Partners

Director Herrmann presented a PowerPoint detailing the results from the Charrette by Director Herrmann.

**Commissioner's Comments:** Is the City planning to pursue a historic district? **Director Herrmann's**

**Response:** We are; Mr. Herrmann described the steps necessary to establish a Historic District within the City.

11) Citizen Input: 5 minutes - None

12) Staff Comments: None

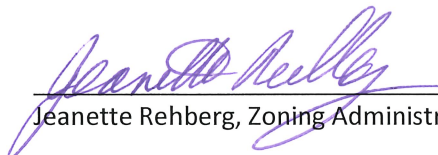
13) Commissioner's Comments: None

14) Chairman's Comments: None

15) Adjournment: Motion to Adjourn by Chair Froehling

b) Second: Commissioner Grannan      Vote: Unanimous to adjourn at 7:18 pm

Attest:

  
Jeanette Rehberg, Zoning Administrator

Attest:

  
Robert Froehling, Chairperson