

**Planning Commission Minutes**  
**June 1<sup>st</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 – Kimberly Salter**  
**Chuck Dixon – School Board\***

- 1) Call to Order
- 2) Roll Call

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

**Commissioners Absent:** Larry Schenavar, Kim Salter

**Staff Present:** Brian Herrmann, Jenette Collins, Zach Cciera

- 3) Moment of Silence was led by Chairman Grannan.
- 4) Pledge of Allegiance was led by Chairman Grannan.
- 5) Motion to adopt the agenda was made by Commissioner Thompson, seconded by Chairman Grannan. **Motion carried 7-0.**
- 6) Motion to approve minutes of the Planning Commission meeting held May 4<sup>th</sup>, 2023, was made by Chairman Grannan, seconded by Commissioner Thompson. **Motion carried 7-0.**
- 7) Citizen Input: None.
- 8) Public Hearings:

**A.) i. Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PV23-0001 brought by**

**ROGER VANDERGRIFF** – A Variance request of the City of Crystal River Land Development Code (LDC) to allow for a residential access (driveway apron) and driveway exceeding the maximum width requirements allowed pursuant to Section 6.04.02 Access and driveway design requirements, of the LDC, which address is 416 SW 1<sup>st</sup> Place, Crystal River, Florida.

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

**Conflict of Interest:** None.

**Ex Parte Communication:** None.

**Staff Presentation:** Jenette Collins, Urban Planner, presented the application to the commission. The applicant is requesting a 34-foot-wide parking area which exceeds the maximum permitted driveway width allowed within the Crystal River Land Development Code. Staff recommends a parking area width of 27 feet.

**Applicant Presentation:** Roger Vandergriff, Crystal River, presented to the commission stating the location of the existing wetlands on the property create a hardship to allow adequate parking.

**Staff Rebuttal:** Brian Herrmann, Planning Director, stated a 27-foot-wide parking area would accommodate three parking spaces.

**Public Comment:** None.

**Commissioner Discussion:** A motion to approve APPLICATION NO. PV23-0001 brought by ROGER VANDERGRUFF, as requested, was made by Commissioner Thompson, seconded by Commissioner Acker. *Motion carried 7-0.*

**B.) i. Conduct a Public Hearing for APPLICATION NO. PCA23-0003 brought by SCOTT & CHRISTINE JOHNSON** – Amendment to the Comprehensive Plan’s Future Land Use Map (FLUM) from Coastal Low Density Residential (CLDR) and Medium Density Residential (MDR) to Industrial (IND) which address is 4264 N Tallahassee Road, Crystal River, Florida.

**ii. Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PZMA23-0002 brought by SCOTT & CHRISTINE JOHNSON** – Amendment to the Official Zoning Map from Residential Conservation (R-C) and Medium Density Residential (R-2) to Industrial (IND) which address is 4264 N Tallahassee Road, Crystal River, Florida.

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

**Conflict of Interest:** None.

**Ex Parte Communication:** None.

**Staff Presentation:** Jenette Collins, Urban Planner, presented the application to the commission. Ms. Collins stated the applicant is requesting the property to be rezoned to Industrial to allow for their proposed RV and Boat storage use.

**Applicant Presentation:** Scott and Christine Johnson, Lecanto, presented to the commission.

**Commissioner Discussion:** Discussion was held regarding zoning inconsistencies noted in the presentation.

**Applicant requested for continuance of the application to a future meeting.**

A motion to continue applications PCA23-0003 and PZMA23-0002 brought by Scott and Christine Johnson, was made by Commissioner Thompson, seconded by Commissioner Herring. *Motion carried 7-0.*

**C.) i. Conduct a Public Hearing for APPLICATION NO. PZT23-0004 brought by BOE BRACCIO** – Three text amendments to the LDC to allow a Class I Mobile Kitchen in (CW) Waterfront Commercial if the use is located outside of the Community Redevelopment Area (CRA) district.

**Staff Presentation:** Brian Herrmann, Planning Director, presented the application to the commission. The proposed use will only be permitted in applicable zoning districts outside of the community redevelopment area.

**Applicant Presentation:** None.

**Public Comment:** None

**Commissioner Discussion:** A motion to recommend City Council approval of APPLICATION NO. PZT23-0004 brought by BOE BRACCIO, was made by Commissioner Thompson, seconded by Chairman Grannan. Motion carried 7-0.

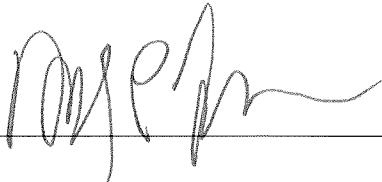
- 9) Unfinished Business: Brian Herrmann, Planning Director, announced the selection of the steering committee members, which will meet with Stringfellow Planning & Design in construction of the City's new Land Development Code.
- 10) New Business: None.
- 11) Citizen Input: None.
- 12) Staff Comments: None.
- 13) Commissioner's Comments: None.
- 14) Chairman's Comments: None.
- 15) Motion to adjourn was made by Commissioner Thompson, seconded by Commissioner Herring. Motion carried 7-0. Meeting adjourned at 6:42pm.

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

ATTEST:

HEATHER LACEY IN CARE OF

Zoning Coordinator Zach Ciciera



Chairman Dan Grannan