

Planning Commission Minutes
November 2, 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: Daniel Grannan, Terry Thompson, Karen Cunningham, Larry Schenavar, Richard Laxton, Kimberly Slater, Deborah MacArthur Anderson

Commissioners Absent: Gregory Acker, Tonia Herring, Chuck Dixon

Staff Present: Robert Batsel City Attorney, Michael Manning Assistant City Manager, Jenette Collins Growth Management Director, Heather Lacey Associate Planner, Sabrinna Utter Deputy Clerk, Mia Fink Clerk

- 3) Moment of Silence was led by Chairman Grannan
- 4) Pledge of Allegiance was led by Chairman Grannan
- 5) Adoption of Agenda -Motion to adopt the agenda was made by Commissioner Thompson; seconded by Commissioner Grannan. **Motion carried 7-0.**
- 6) Approval of Minutes: **October 5th, 2023-** Motion to approve the minutes of October 5th, 2023, was made by Commissioner Thompson; seconded by Commissioner Laxton. **Motion carried 7-0.**
- 7) Organizational Meeting – Motion to appoint Commissioner Grannan as Chair was made by Commissioner Thompson; seconded by Commissioner Cunningham. **Motion carried unanimously.** A motion to appoint Commissioner Thompson as Vice Chair was made by Commissioner Grannan; seconded by Commissioner Schenavar. **Motion carried unanimously.**
- 8) Citizen Input: 3 minutes- None
- 9) Public Hearings: Clerk Utter swore in individuals wanting to give testimony.

A.) **Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PV23-0002 – WILLIAM NICELY**, 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, pursuant to Section 6.04.02 Access and driveway design requirements, of the LDC, for property which address is 1433 SE 4th Avenue. A complete legal description of the property is on file with the Growth Management Department.

Chair opened the (quasi-judicial) hearing.

Conflict of Interest: None.

Ex Parte Communication: None.

Staff Presentation: Jenette Collins, Growth Management Director, presented the application to the commission.

Applicant Presentation: William Nicely, 470 U.S. Hwy 90 West Crystal River, spoke to the application purpose and addressed Commissioner questions and concerns.

Public Comment: None.

Rebuttal: None.

Commissioner Discussion: A motion to recommend City Council approve **APPLICATION NO.**

PV23-0002 brought by William Nicely, was made by Commissioner Thompson; seconded by

Commissioner Laxton **Motion carried 7-0.**

- B.) **Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PV23-0003 – CASEY AND KATHERINE DAMRON** – A two-part variance request of the City of Crystal River Land Development Code (LDC) to allow for a residential swimming pool addition 1) exceeding the maximum allowed height of two feet when encroaching in the required building setback of a water adjacent yard pursuant to Section 4.02.02 Standards for building and building placement (setbacks); and 2) exceeding the maximum allowed impervious surface ratio (ISR) in a RW, Residential Waterfront zoning district pursuant to Section 4.02.01 Standards for lot design, of the LDC, for property which address is 256 NW Magnolia Circle. A complete legal description of the property is on file with the Growth Management Department.

Chair opened the (quasi-judicial) hearing.

Conflict of Interest: None.

Ex Parte Communication: None.

Staff Presentation: Jenette Collins, Growth Management Director, presented the application to the commission. Mrs. Collins reported staff does not support either requests. Commissioners asked staff clarifying questions of staff regarding the presentation.

Applicant Presentation: Christopher Luetgert, Contractor, Crystal River, FL presented commission with proposal and reasons for requests. Commission members expressed concerns about drainage and asked questions about how to mitigate the water. Paul Mastatseria, Engineer, Ocala FL, explained the engineering of the pool and storm water issues.

Public Comment: Austin Dailey, Ocala Florida, Roberts Development Company, the neighbor's legal representative, spoke to oppose the requested variance.

Rebuttal: None.

Commissioner Discussion: A motion to deny both variance requests made in **APPLICATION NO. PV23-0003** brought by Casey and Katherine Damron, was made by Commissioner Thompson; seconded by Commissioner Grannan. *Motion carried 6-1 with Commissioner Schenavar in opposition.*

10) **Conduct a Quasi-Judicial Public Hearing for APPLICATION NO. PZMA23-0003 – CRYSTAL RIVER PLANTATION CORPORATION** – An amendment of the Official Zoning Map by changing the zoning on 0.90 acres from Planned Unit Development (PUD) TO Neighborhood Business Residential (NBR), and by changing the zoning on 60.73 acres from PUD to High Intensity Commercial (CH), for a total of 61.63 acres, for property which address is 9520 W Fort Island Trail, Crystal River, Florida. A complete legal description of the property is on file with the Growth Management Department.

Chair opened the (quasi-judicial) hearing.

Conflict of Interest: None.

Ex Parte Communication: None.

Staff Presentation: Jenette Collins, Growth Management Director, presented the application and history of old applications to the commission members and recommended approval of the request.

Applicant Presentation: Daniel Baker 200 Ocean Crest Dr. Palm Coast, FL, presented to council the change request and took questions from the commission.

Public Comment: Henry Brown, Crystal River, discussed potential stormwater issues.

Mary Schlumberger, 720 N Dove Pt. Crystal River, discussed stormwater, property values and traffic issues.

Ron Johnson, 40 N Country Club Dr. Crystal River, inquired about future development regulations, which Mrs. Collins addressed, and plans for the parcel.

Marion Gibbons 148 Country Club Dr. Crystal River, inquired about stormwater and rear ingress, which Mrs. Collins addressed.

Susan Reichman, 9797 W. Smokey Ln. Crystal River, discussed stormwater, traffic and safety issues.

Rebuttal: Mr. Baker addressed concerns presented during public comment and future plans for the property. Staff discussed CH zoning.

Commissioner Discussion: A motion to recommend City Council approve **APPLICATION NO. PZMA23-0003** brought by Crystal River Plantation Corporation, was made by Commissioner Thompson; seconded by Commissioner Grannan. *Motion carried 7-0.*

11) Unfinished Business- None.

12) New Business

a) Review of By-Laws- Motion to approve the by-laws was made by Commissioner Thompson; seconded by Commissioner Grannan. **Motion carried 7-0.**

13) Citizen Input: None

14) Staff Comments: Announced cancellation of December meeting. Mrs. Collins provided an update on form-based code development.

15) Commissioner's Comments-None


16) Chairman's Comments- None

17) Adjournment- Motion to adjourn the meeting was made by Commissioner Grannan; seconded by Commissioner Thompson at 6:47 PM.

ATTEST:



Sabrina Utter, Deputy Clerk



Chairman Daniel Grannan