

Planning Commission Minutes
September 3, 2020 - 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: Chair Froehling called the meeting to order at 5:34 p.m.
- 2) Roll Call
Present: : Robert Froehling, Randy Martin, Terry Thompson, Vince Morris, Daniel Grannan, Scott Ebert, and Doug Smith.
Absent: Charles Kish and Tonia Herring.
Staff: City Manager Ken Frink, Planning Director Brian Herrmann, City Attorney Jimmy Gooding, City Manager Assistant City Manager Jack Dumas, Deputy Clerk Lisa Morris.
The Chair led in the recital of the pledge of Allegiance.
- 3) Moment of Silence: A moment of silence was observed by those in attendance.
- 4) Adoption of Agenda: Commissioner Terry Thompson moved to adopt the agenda; Vice Chair Grannan seconded the motion. Motion carried 6-0.
- 5) Approval of Minutes – *None*.
- 6) Citizen Input – 3 minutes – Thomas Ellis noted that he was glad to see something happen with the property (Hidden Lakes Preserve). Mr. Ellis spoke about several dangerous things on the property including homeless encampments, drug addicts, and various other miscreants out on the property. Mr. Ellis expressed hope that the property would stay looking nice with the keeping of many of the trees.
- 7) Public Hearings –
 - a) **Public Hearing - Request for Special Use – Application Number PZSU20-0001 – PCK Land Holdings, LLC – 224 NW Highway 19, Crystal River, Florida.**
Request to establish a Mobile Outdoor Commercial Kitchen, a Special Use under the Land Development Code, Chapter 4, Section 4.08.00.

Vice-Chair Grannan read the application by title into the record.
Planning Director Herrmann presented information on the application.

Planning Director Herrmann read into the record language presented by the City Attorney Batsel (see attachment “A”). Planning Director Herrmann presented examples of outdoor commercial kitchens.
Chris Donnelly and Chris Kofmehl presented information for the applicant.

Public Comment: None.

Commissioner Martin motioned to recommend the approval of the proposed application to the City Council; seconded by Vice-Chair Grannan. Motion carried 6-0.

Deputy Clerk Morris conducted a roll call vote.

Roll Call Vote:

Ebert: Aye

Smith: Aye

Thompson: Aye
Morris: Aye
Froehling: Aye
Martin: Aye
Grannan: Aye

b) Quasi-Judicial Hearing – Ordinance Number 20-O-07 – Request to amend the Master Plan adopted by Ordinance Number 07-O-10 of the City of Crystal River, FL.

ORDINANCE 20-O-07 - AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA AMENDING THE MASTER PLAN ADOPTED BY ORDINANCE NUMBER 07-O-10 OF THE CITY OF CRYSTAL RIVER BY REVISING THE PUD KNOWN AS "HIDDEN LAKES PRESERVE" AS TO LOTS 7 AND 8, AS FURTHER DESCRIBED IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER AS PARCEL NUMBERS 17E18S170300 0070 AND 17E18S170300 0080 BY INCLUDING CLASS "A" R.V. RESORT AS AN APPROVED USE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS OF LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair Froehling opened the quasi-judicial hearing and provided guidelines and requirements.

Vice-chair Grannan read the ordinance by title only.

Conflicts of Interest: None.

Ex-Parte communications: None.

Staff Presentation: Planning Director Herrmann presented information on the proposed ordinance change. Planning Herrmann provided the staff recommendation.

Applicant's Presentation: Wayne Walker, Civil Coastal Engineer, presenting on behalf of the applicant who has been sworn. Mr. Walker presented information regarding the original PUD versus the current application for change to PUD. Mr. Walker provided a walkthrough of the applicant's presentation. Mr. Walker noted an error and provided corrected information to the Commission.

Expert Witnesses: None.

Public Comment: Eddie T. Fagala, 3900 North Bay, Crystal River property abuts the property at question. Questioned what type of RV's would be allowed in the park?

Tom Ellis, 9999 W. Orchard St., Crystal River, what type of fence material will be used?

Kennedy Smith of the Cedar Creek Assist Living Facility spoke about needing clean industry to assist with lowering taxes.

Marno Fagala, asked the number of people per unit as well as access to RV sites, apartment complex access, and flood controls.

Don Thompson, 3860 N. Turkey Oak Drive, Crystal River spoke about how the RV park seems more like a mobile home park. Long term rentals were a concern that could lead to other issues. Mr. Thompson suggested considering not allowing homesteading in the RV park. Mr. Thompson also expressed concerns about traffic congestion on Turkey Oak Drive and noise issues.

The Deputy Clerk read email messages sent into the record (see attachment "B").

Intervening parties: None.

Applicant Rebuttal: Mr. Walker addressed public concerns and questions.

Motion: Vice-chair Grannan motioned to recommend approval to City Council; Commissioner Thompson seconded the motion. Motion carried 6-0.

Deputy Clerk Morris conducted a roll call vote.

Roll Call Vote:

Ebert: Aye
Smith: Aye
Thompson: Aye
Morris: Aye
Froehling: Aye
Martin: Aye
Grannan: Aye

- 8) Unfinished Business – None.
- 9) New Business – None.
- 10) Citizen Input – 5 minutes -
- 11) Staff Comments – None.
- 12) Commissioner's Comments – None.
- 13) Chairman's Comments -
- 14) Adjournment – Vice-chair Grannan motioned to adjourn; seconded by Commissioner Martin.
Motion carried 6-0.

Meeting adjourned 7:26 p.m.

Attest:


Lisa Morris, Deputy Clerk

