

PLANNING COMMISSION MINUTES
SEPTEMBER 2, 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 by Vice Chair Grannan at 5:31 pm

2) Roll Call:

1. **Commissioner's Present:**

- 1) Daniel Grannan, Vice-Chair
- 2) Randy Martin
- 3) Charles Kish
- 4) Scott Ebert
- 5) Tonia Herring
- 6) Terry Thompson, Alternate 1
- 7) Vince Morris, Alternate 2

Commissioner's Absent:

- 8) Robert Froehling, Chair
- 9) Doug Smith

2. **Staff Present:**

- 1) Brian Herrmann, City Planner
- 2) Jenette Collins, Urban Planner
- 3) Robert Batsell, City Attorney
- 4) Jeanette Rehberg, Zoning Administrator

3) Moment of Silence called for by Vice Chair Grannan

4) Pledge of Allegiance led by Vice Chair Grannan

5) Agenda Item 5 added by Vice-Chair during meeting: Vice Chair presented the Rules of Order for the conduct of the Planning Commission Meeting

6) Adoption of Agenda:

Motion to adopt the agenda by Commissioner Thompson

2nd: Commissioner Martin

Vote: To adopt the Agenda passed 7-0

7) Approval of Minutes: **August 5, 2021**

Motion to approve the Minutes as presented by Commissioner Kish

2nd: Commissioner Thompson

Vote: To approve the minutes passed 7-0

8) Citizen Input: 3 minutes: None

NOTICE TO PUBLIC

Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of the proceeding is made, which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105, Florida Statutes)

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, City Manager's Office, 123 N. W. Highway 19, Crystal River, FL 34428 (352) 795-4216, at least two (2) days prior to the meeting.

9) Public Hearings: Vice Chair requested City Attorney Batsell to review the rules governing Quasi-Judicial hearings.

Public Hearing

a) **APPLICATION NO. PZ21-0087, brought by CRYSTAL MOTOR CAR COMPANY, INC.** PROVIDING FOR A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, RECLASSIFYING 8.83 ACRES (MOL) OF PROPERTY OWNED BY CRYSTAL MOTOR CAR COMPANY, INC, ALSO IDENTIFIED AS PARCEL ID 17E18S27 43240 (AK# 3464182) IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM (SPLIT FUTURE LAND USE) HIGHWAY COMMERCIAL (HC) AND HIGH DENSITY RESIDENTIAL (HDR), TO HIGHWAY COMMERCIAL (HC) LAND USE. (This application is associated with the next Item 8b.)

Vice Chair: Read by title into the record

Staff Presentation: Ms. Collins informed the Commission that items 9(a) and (b) (formerly 8(a) and (b)) will be presented together and voted on separately; as such, Item 9(b) will be heard as a Quasi-Judicial hearing.

Vice Chair: Announced the Quasi-Judicial hearing and requested the Clerk swear-in all witnesses. Vice Chair reviewed the rules governing the Quasi-Judicial hearings.

Quasi-Judicial Public Hearing

b) **APPLICATION NO. PZ21-0088, brought by CRYSTAL MOTOR CAR COMPANY, INC.** BY REZONING 8.83 ACRES (MOL) OF PROPERTY OWNED BY CRYSTAL MOTOR CAR COMPANY, INC, ALSO IDENTIFIED AS PARCEL ID 17E18S27 43240 (AK# 3464182) IN THE RECORDS OF THE CITRUS COUNTY PROPERTY APPRAISER FROM (SPLIT ZONING) HIGH INTENSITY COMMERCIAL (CH) AND HIGH DENSITY RESIDENTIAL (R-3), TO HIGH INTENSITY COMMERCIAL (CH) ZONING. (This application is contingent on the previous Item 8a.)

Staff Presentation: Ms. Collins presented a PowerPoint describing the applicants requests, the subject property and surrounding properties, and consistency with the City's Comprehensive Plan. Staff recommends approval of the application.

Commissioners: No discussion

Conflicts of Interest: None

Ex-Parte Communication: None

Applicants Presentation: Steve Uiterwyk had nothing to add to the staff presentation, he was there to answer Commissioners questions.

Commissioners Questions:

- Access to SE 8th Avenue
- Reference to what the property will be used for

Public Comment: None

Intervening Parties: None

Commission Discussion: None

Motion: To recommend approval of PZ21-0087 to the City Council by Commissioner Thompson

Second: Commissioner Ebert

Vote: 7-0 to approve the motion

Motion: To recommend approval of PZ21-0088 to the City Council by Commissioner Thompson

Second: Commissioner Herring

Vote: 7-0 to approve the motion

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