

PLANNING COMMISSION
Regular Meeting
Council Chambers
100 W. Spring Valley Road
Tuesday, March 26, 2019

At 7:00 p.m., Mr. Clark called the meeting to order and led the Pledge of Allegiance.

ATTENDANCE

Members Present: Paul Clark, Amy Korenyi-Both, James Durham, Bill Etson, Robert Muzechuk, Kevin Von Handorf, and Don Stewart.

Also present was Jim Obert representing The Allure, Jeffery Heil for Case #P-2019-0008, Ken Scribner representing Randall Residence, City Planner Andrew Rodney, Municipal Attorney Scott Liberman, Planner Mark Yandrick, Assistant Clerk of Council Teri Davis, Council Members Rau and Palcher, and seven audience members.

APPROVAL OF MINUTES

No additions or corrections were submitted for the minutes of the Planning Commission meeting of February 26, 2019.

MOTION: Ms. Korenyi-Both made a motion for approval of the minutes of the Planning Commission meeting of February 26, 2019. Mr. Muzechuk seconded the motion. The motion passed 7-0.

Mr. Clark read a statement for all present noting protocol for conduct of business during the meeting.

PUBLIC HEARINGS

Application P-2019-0007: Sign Variance, 6751 Loop Road.

Mr. Rodney presented the staff report with a presentation of the project specifications, approved Preliminary Development Plan, requested variances, staff analysis, and standards of approval. Mr. Rodney also provided an explanation regarding a staff calculation error which resulted in a need for the applicant to return to Planning Commission in April for a subsequent variance for signage on Building #4. Applicant is requesting the following variances:

1. To permit internal illumination of a sign.
2. To permit a wall or projecting sign face area of up to 52.5 square feet.

Mr. Rodney advised Staff recommends Approval with the following two (2) conditions:

1. The proposed signs on Building #7 shall be of the same approximate sign area, height, and location as provided in the submittal documents stamped February 26, 2019.
2. No other wall or projecting signs shall be placed on Buildings #1, #2, #3, #5, or #6.

Mr. Clark opened the public hearing.

Applicant Jim Obert addressed Planning Commission reporting on the status of the project thus far, stating the sign variance is one hundred percent consistent with the development plan and indicating the entire site is already 33 percent leased. Mr. Obert provided no further comment.

With no one else requesting to speak on this matter, Mr. Clark closed the public hearing.

With no further discussion of the matter by the Board, Mr. Clark called for a motion.

MOTION: Mr. Stewart made a motion to approve the variance with conditions recommended by staff. Mr. Muzechuk seconded the motion. The motion passed 5-2.

Application P-2019-0008: Fence Variance, 855 Fernshire.

Mr. Yandrick presented the staff report with a presentation of the project specifications, site history, site layout, pool fencing requirements, requested variances, staff analysis, and standards of approval. Applicant is requesting the following variances:

1. To install a 6' high fence in the front yard.
2. To install a solid board privacy fence in the front yard.

Mr. Yandrick advised Staff recommends Approval with the following two (2) conditions:

1. The fence shall be located on subject property and outside of the public right-of-way.
2. Upon completion of construction, the public right-of-way and private adjacent properties shall be returned to original condition to the satisfaction of City Staff.

Commission members asked for clarification on the pool fencing requirements, exact placement of the fence, and the status of replacing the existing gate.

Mr. Clark opened the public hearing.

Applicant Jeff Heil addressed Planning Commission addressing the fence location and gate questions. He indicated his desire for six foot fencing is due to that size being a standard, easily available, pre-engineered material. Mr. Heil also indicated an intent to install interior lighting inside the fence. Mr. Heil provided no further comment.

Commission members requested clarification on various site conditions and fence height requirements and/or allowances.

Mr. Durham asserted there is no proof of a hardship as required in the UDO; therefore, only a five foot fence should be allowed as required for the pool.

With no one else requesting to speak on this matter, Mr. Clark closed the public hearing.

With no further discussion of the matter by the Board, Mr. Clark called for a motion.

MOTION: Mr. Durham made a motion to approve a *five* foot fence variance with the conditions recommended by staff. Mr. Clark seconded the motion. The motion passed 7-0.

Application P-2019-0009: Sign Variance, 10400 Randall Park Drive.

Mr. Rodney presented the staff report with a presentation of the project proposal, requested variances, staff analysis which included a statement regarding the unique quality of the property having four public street frontages, and standards of approval. Applicant is requesting the following variances:

1. To permit five (5) ground signs on the premises.
2. To permit off-premise advertising on the premises.

Mr. Rodney advised Staff recommends Approval with the following three (3) conditions:

1. Off-premise advertising shall be limited to the area bounded by Sawgrass Boulevard, Sheehan Road, Social Row Road, and Paragon Road. Related advertising shall be limited to the uses and businesses located within this geographic area.
2. The design and size of the signs shall be consistent with submitted sign plans stamped March 11, 2019.
3. All owners of record for the subject parcels shall provide written consent to this Variance request prior to the issuance of any zoning permit related thereto.

Mr. Von Handorf requested Condition #2 be modified to state explicitly the locations of the five signs.

Mr. Clark opened the public hearing.

Applicant representative Ken Scribner addressed Planning Commission presenting the site layout and an explanation of the signage needs. Mr. Scribner provided no further comment.

With no one else requesting to speak on this matter, Mr. Clark closed the public hearing.

With no further discussion of the matter by the Board, Mr. Clark called for a motion.

MOTION: Mr. Von Handorf made a motion to approve the variance with conditions #1 and #3 as recommended by staff and with condition #2 being modified to include the explicit location of each sign as noted on the submitted plans stamped March 11, 2019. Mr. Muzechuk seconded the motion. The motion passed 7-0.

OLD BUSINESS

There was no old business before the Board.

NEW BUSINESS

There was no new business before the Board.

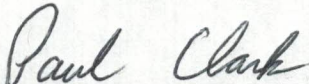
COMMUNICATIONS

Mr. Rodney provided the following communications:

- The anticipated items on the April Planning Commission meeting agenda.
- An update of the Architectural Preservation District (APD) Visioning Committee's progress toward creating a final vision statement.
- Volunteer salute is scheduled for May 16.

ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 8:00 p.m.



Paul Clark, Chair