

CITY OF POLK CITY

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CITY OF POLK CITY PLANNING COMMISSION MEETING

January 20, 2009

Polk City Government Center

7:00 P.M.

MINUTES

Gene Kniffin, City Planner, called the meeting to order in the absence of Wanda Fred, Chairwoman; she is sick.

Present: Member Robert Nuss, Member Joe LaCascia, Member Charles Wilson and Alternate Member Robert Bersey. Also present were City Planner Gene Kniffin and Interim City Clerk Patricia Jackson.

City Planner Kniffin advised the Commission that Mr. Borsjé resigned from the Commission.

At this time City Planner Kniffin advised the Commission the regular meeting would not be held, but the Planning Commission would go into a work session to discuss the Land Development Regulations. Any order of business would be dispensed with until the February 17 meeting. Gene welcomed the new members.

Discussion then took place regarding the Land Development Regulations, and Gene gave some background information. Gene asked the members to please read through the Land Development Regulations and make notes, as this will make review of the LDR's go more quickly. These regulations pertain to zoning, some code enforcement, land use, utilities, landscaping, etc. As you go through you may see where you would like changes to be made and have additional ideas. Gene then went over the Green Swamp Area (Green Swamp Urban Development) and how it pertains to development. When it comes to the Green Swamp Urban Development Area, the City uses the Polk County Land Use Regulations for outside of the box that is in the city. At this time Gene left the meeting to go get the map from his office.

When Gene returned he showed the zoning map for the City of Polk City (it is on the website); it also had the box surrounding the Green Swamp Area. Member Wilson asked what was the yellow with the hatch marks; Gene then went over the difference; it is City R1 vs. County R1. Gene referenced page 33 (Development Standards) in the Code Book, and page 206 in the Code Book; Page 206 governs the Use Table for Green Swamp ACSC, which is four pages. The Planning Commission would have more control over page 33, Development Standards, than the Green Swamp ACSC, which is harder.

Gene then advised that the Planning Commission makes recommendations to the City Council. At this time Member LaCascia asked if Code Enforcement has gone out on a complaint, understood what it is,

but no regulations to back it up. Gene advised there have been times, but could not pinpoint anything at this time; ninety percent of the complaints are handled by a friendly letter and most citizens comply. More serious violations are different. Code Enforcement regulations are in the Code of Ordinances, and if it is not covered, you can usually find it in the State Statutes. Some discussion took place regarding mobile home regulations.

Member Wilson asked if there was anything in writing as to what the Vision of Polk City is. Gene advised there is nothing in writing at this time, and this may be something the Planning Commission may want to look at. Discussion then took place about visioning. Things such upgrading the city, working on old buildings, landscaping, parking, over-all appearance, and change of uses comes before the Planning Commission. Gene suggested they may want to start looking at what type of décor they would like to see for the downtown area. Member Wilson asked if any thought had been put into what kind of impact the new USF Campus would have on Polk City, and what the City would do to attract students and professors. Some discussion took place about the location and demographics of Polk City and surrounding areas, housing and the Industrial Park, and the type of benefits and discounts developments may receive. Gene briefly discussed the “Core Area” in the City as agreed to by the County and how it works (vitalization of area). The Polk County Economic Development Council worked on this with the City.

Member LaCascia then discussed the Planning Commission’s functions, powers and duties; it will be easier to follow if there is a vision for the City. Gene then discussed visioning, and asked the Commission to have what they would like to see for the city written down to discuss at the next meeting. Member LaCascia would like to know median incomes, population, property values, and land uses, what resources are offered. Gene advised could start fresh with a full Commission, and also compile a list of information regarding population, property values, economy, land use, etc.

After further discussion of zoning, training, visioning, what the city has to offer, and what direction to take, Gene suggested the Commission members write something as to what they would like to see the community grow into, bring information and get started with full Commission at the February meeting. They will begin with the vision and then move through the Land Development Regulations.

The meeting adjourned at 8:13 p.m.

Gene Kniffin, City Planner

Patricia R. Jackson, Interim City Clerk