

# PLANNING COMMISSION MEETING MINUTES

May 30, 2019

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Chairman Stefanski called the meeting to order at 6:00 pm.

Those present recited the Pledge of Allegiance led by Chairman Stefanski.

**Present:** William Stefanski, Mike Denico, Michael HoShing, David Prins, Robert Baker

**Absent:** Bradley Denault

**Quorum Established**

## APPROVAL OF MEETING MINUTES

1. September 24, 2018
2. November 26, 2018
3. January 28, 2019

Member HoShing requested the January 28, 2019 minutes reflect his full comments.

Sheandolen Dunn clarified with Mr. HoShing the minutes are a summary, not verbatim.

**Motion by Member HoShing** to approve the minutes; these minutes were seconded by Member Prins. Motion carried unanimously by Voice Vote.

## ORDER OF BUSINESS

### Public Hearing

**Applicant-initiated Conditional Use Permit to allow for a Special Events Facility on approximately 2.5 acres at 545 Orange Boulevard (Parcel ID 25-26-33-296500-045020).**

Jennifer Codo-Salisbury (CFRPC) provided an overview of the Conditional Use Project. The applicant, Gary HoShing also provided additional detail as to the type of events that would take place on the property.

Member Prins inquired about overnight parking.

Mr. Gary HoShing responded there will be no overnight parking and provided a more detailed explanation on what type of events would take place on this site.

Chairman Stefanski opened the Public Hearing, no one spoke for or against this item, Chairman Stefanski closed the Public Hearing.

Jennifer Codo-Salisbury clarified exactly what is in the current Land Development Code.

**Motion by Member HoShing** to approve the Conditional Use Permit; this motion was seconded by Member Prins.

**Roll Call Vote:** Chairman Stefanski – aye; Vice Chairman Denico – aye, Member Prins – aye, Member HoShing – aye, Member Baker - aye

**Motion carried unanimously.**

**PUBLIC HEARING - Applicant-initiated rezoning of approximately 132.14 acres located on the north side of Mt. Olive Road, east of SR 33, east of Golden Gate Boulevard from Residential Low-4X to Planned Unit Development-X in the Green Swamp Area of Critical State Concern to allow for 400 single family homes (Parcel numbers: 25-27-06-000000-021020; 25-27-06-000000-021010; 25-27-06-000000-021030; 25-27-05-000000-043010; and 25-27-05000000-043020).**

Kathy Delp, Development Services Director read this item by title only. Jennifer Codo-Salisbury (CFRPC) and Robert Holston (Developer) provided extensive details about this project.

Chairman Stefanski opened the Public Hearing.

- 1) Roger Erdelac – (577 Meandering Way) – Spoke in regards to Rezoning
- 2) Laura & Tom Lambert – (414 Meandering Way) – Rezoning
- 3) Vickie DeBurger (644 Meandering Way) – Rezoning
- 4) Bill Kuhn (1243 Motorcoach Drive) – Rezoning
- 5) Frank Zeuner (588 Meandering Way) – Rezoning
- 6) Denise Lieder (637 Meandering Way) - Rezoning
- 7) Dale Heiberman (564 Meandering Way) – Rezoning
- 8) A. Marshall (5436 Mount Olive Road) – Lake Water Use and Landscape
- 9) Denise Wright (5512 Lagustrum Lane) – Water usage and Interstate 4/SR 33

Chairman Stefanski closed the Public Hearing.

Mr. Holston spoke in response to each of the abovementioned concerns and assured everyone that their concerns have been taken seriously and the plans would be updated as deemed appropriate prior to the next stage of approvals.

**Motion by Vice Chairman Denico** to approve the rezoning of approximately 132.14 acres on the north side of Mt. Olive Road, east of SR 33, east of Golden Gate Boulevard from Residential Low 4X to Planned United Development-X in the Green Swamp Area of Critical State Concern to allow for 400 single family homes (Parcel numbers: 25-27-06-000000-021020; 25-27-06-000000-021010; 25-27-06-000000-021030; 25-27-05-000000-043010; and 25-27-05000000-043020) with a recommended

condition for the developer to work with the City to address a buffer; this motion was seconded by Member Prins.

**Roll Call Vote:** Chairman Stefanski – aye; Vice Chairman Denico – aye, Member Prins – aye, Member HoShing – nay, Member Baker - aye

**Motion carried 4/1.**

**City-initiated text amendment to the Polk City Comprehensive Plan to add a new Future Land Use designation allowing for residential and non-residential uses**

**Motion by Member HoShing** to approve the City-initiated text amendment to the Polk City Comprehensive Plan to add a new Future Land Use designation allowing for residential and non-residential uses; this motion was seconded by Vice Chairman Denico.

Kathy Delp Development Services Director read the proposed Amendment by title only.

Chairman Stefanski opened the Public Hearing; hearing no comments for or against; Chairman Stefanski closed the Public Hearing.

No Discussion from the Planning Commission Members.

**Roll Call Vote:** Chairman Stefanski – aye; Vice Chairman Denico – aye, Member Prins – aye, Member HoShing – aye, Member Baker - aye

**Motion carried unanimously.**

**City-initiated text amendment to the Polk City Land Development Code to add a new zoning district allowing for residential and non-residential uses**

Jennifer Codo-Salisbury stated this is a companion item to the City-initiated text amendment to the Polk City Comprehensive Plan to add a new Future Land Use designation allowing for residential and non-residential uses.

Chairman Stefanski opened the Public Hearing; hearing no comments for or against; Chairman Stefanski closed the Public Hearing.

No Discussion from the Planning Commission Members.

**Motion by Member HoShing** to approve the City-initiated text amendment to the Polk City Land Development Code to add a new zoning district allowing for residential and non-residential uses; this motion was seconded by Vice Chairman Denico.

No Discussion.

**Roll Call Vote:** Chairman Stefanski -- aye; Vice Chairman Denico – aye, Member Prins – aye, Member HoShing – aye, Member Baker - aye

**Motion carried unanimously.**

**Site Plan Review**

**Change of Use and Site Plan review of property at 303 Broadway Boulevard to allow for a party rental store and a hair salon.**

Jennifer Codo-Salisbury (CFRPC) and Kathy Delp, Development Services Director provided a thorough explanation on this Change of Use and Site Plan Review.

Kyle Thompson (Property Owner) was also on hand to address any questions from the Planning Members.

**Motion by Member Baker** to approve forwarding this Change of Use and Site Plan review of Property at 303 Broadway Boulevard to allow for a party rental store and a hair salon; this motion was seconded by Member HoShing.

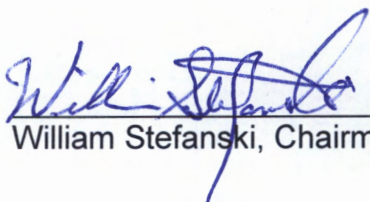
**Roll Call Vote:** Chairman Stefanski – aye, Vice Chairman Denico – aye, Member Prins – aye, Member HoShing – aye, Member Baker – aye

**Motion carried unanimously.**

**ANNOUNCEMENTS** - None

**ADJOURNMENT**- 8:20 pm

  
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Patricia Jackson, City Manager

  
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William Stefanski, Chairman