

PLANNING COMMISSION MEETING MINUTES

September 12, 2022

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

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

Present: Eugene Gorski, David Prins, Edward Hanks, William Fienga

Absent: Robert Baker, Antonio Thomas

Quorum Established

APPROVAL OF MINUTES

Motion by Member Fienga to approve the June 6, 2022 and August 1, 2022 Planning Commission Meeting) minutes; this motion was seconded by Chairman Gorski. **Unanimously approved by Voice Vote.**

ORDER OF BUSINESS

Easement Vacation: Applicant-initiated request to vacate existing easements on either side of Sweet Gum Lane between Lots #28 and #29 as depicted on the Sandy Pointe Subdivision Plat.

Jennifer Codo-Salisbury (CFRPC) provided a presentation, briefly discussed and addressed any questions or concerns from the Planning Commission Members.

Member Fienga asked why Polk City was doing this Easement Vacation?

Jennifer Codo-Salisbury and City Manager Jackson responded that the applicant wants to merge the lots. There were two lots, but Mrs. Borsje' split it into two, which requires two plat easements to be in place. The applicant has supplied all the information necessary for this process. City Staff and the City Attorney have reviewed all items for this process.

City Manager Jackson stated there were two lots originally, but when the Borsje's purchased the lots, they combined them into one large lot. Now someone is interested in the property, the Borsje's are dividing the lots. Its not the same schematic; therefore, a Re-Plat needs to be done. This easement needs to be moved in order for this to work.

Chairman Gorski opened the Public Hearing. No one spoke for or against this item. Chairman Gorski closed the Public Hearing.

Motion by Member Hanks to approve the Easement Vacation; this motion was seconded by Member Fienga.

Motion carried 4/0 by Voice Vote.

Replat: Applicant-initiated re-plat of Lots #28 and #29 of the Sandy Pointe Subdivision Plat.

Jennifer Codo-Salisbury discussed that the property owner (Susan Borsje') has submitted a request to vacate the two existing easements on either side of Sweet Gum Lane between Lots #28 and #29 as shown on the Sandy Pointe Subdivision Plat for 133 Bayberry Drive. This is the same parcel as mentioned in the previous item. The proposed replat will provide two lots. Lot 1 to the north and Lot 2 to the south.

Chairman Gorski opened the Public Hearing. No one spoke for or against this item. Chairman Gorski closed the Public Hearing.

Motion by Member Prins to approve the Easement Vacation; this motion was seconded by Member Hanks.

Motion carried 4/0 by Voice Vote.

Small Scale Future Land Use Map Amendment: A City-initiated Small Scale Future Land Use Map Amendment to change the Future Land Use from Commercial to Residential Medium on approximately 0.27 acres located at 957 Lakeshore Drive (parcel number 25-26-33-000000-023100). This amendment corrects a mapping error.

Jennifer Codo-Salisbury discussed that this FLU map amendment on property located at 957 Lakeshore Drive. The city has as FLU with hundreds of maps on it and this is a simple mapping error. In an effort to do this cleanly, it was important to bring this before the Planning Commission in a Public Hearing to correct a mapping error in the FLU Map and the Zoning Map. Both maps show commercial; but should reflect Residential. Therefore, we would like to correct the mapping error to reflect both maps as Residential.

Chairman Gorski opened the Public Hearing. No one spoke for or against this item. Chairman Gorski closed the Public Hearing.

Motion by Member Prins to approve the change the Future Land Use from Commercial to Residential Medium on approximately 0.27 acres at 957 Lakeshore Drive. This amendment corrects a mapping error; this motion was seconded by Member Fienga.

Motion carried 4/0 by Voice Vote.

Rezoning: A City-initiated rezoning of approximately 0.27 acres located at 957 Lakeshore Drive from Commercial (C-2) to R-3 Single Family and Duplex (Parcel number: 25-26-33- 000000-023100). This rezoning corrects a mapping error.

Jennifer Codo-Salisbury discussed rezoning of the 0.27 acres at 957 Lakeshore Drive.

Member Fienga inquired about why we would not use a R-1 designation.

Jennifer Codo-Salisbury responded with the configuration of this property, the R-3 designation was the better fit and there is already a home on this subject property.

Chairman Gorski requested clarity on the lot sizes.

Jennifer Codo-Salisbury provided lot size information. Brief discussion ensued.

Chairman Gorski opened the Public Hearing. No one spoke for or against this item. Chairman Gorski closed the Public Hearing.

Motion by Member Prins to approve to change the Future Land Use from Commercial to Residential Medium on approximately 0.27 acres at 957 Lakeshore Drive. This amendment corrects a mapping error; this motion was seconded by Member Fienga.

Motion carried 4/0 by Voice Vote.

Land Development Code Amendment: City-initiated text amendment to the Polk City Land Development Code to address medical marijuana treatment center dispensing facilities.

Jennifer Codo-Salisbury provided a thorough presentation and discussion on the City-initiated text amendment to the Polk City Land Development Code to address Medical Marijuana Treatment Center Dispensing Facilities.

There are two options:

- 1 – Approve Medical Marijuana Treatment Center Dispensing Facilities
- 2 – Ban Medical Marijuana Treatment Center Dispensing Facilities

Whichever option is chosen, the language would be added to Polk City's Land Development Code.

Chairman Gorski opened the Public Hearing. No one spoke for or against this item. Chairman Gorski closed the Public Hearing.

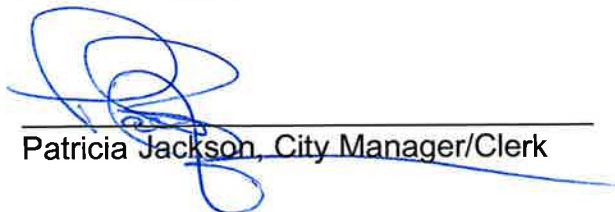
Member Fienga asked if the upcoming Publix Pharmacy would have any bearing on this?

Jennifer Codo-Salisbury had no insight on Publix Pharmacy's involvement with the Medical Marijuana facilities. Also reiterating that all requirements must be met on a State level, prior to an applicant meeting the local government requirements.

After lengthy discussion, **Motion by Member Fienga** to approve forwarding Option #2 to ban the Medical Marijuana facilities to the City Commission for final approval; this motion was seconded by Member Prins.

Motion carried 4/0 by Voice Vote.

ADJOURNMENT- 7:20 pm



Patricia Jackson, City Manager/Clerk



Gene Gorski, Chairman