

PLANNING COMMISSION MEETING MINUTES

October 3, 2022

Chairman Gorski called the meeting to order at 6:01 pm.

Meeting was recessed due to a miscommunication of start time. Meeting was reconvened at 6:30 pm.

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

Present: Eugene Gorski, Robert Baker, David Prins, William Fienga

Absent: Edward Hanks, Antonio Thomas

Quorum Established

APPROVAL OF MINUTES - None

PUBLIC COMMENTS - None

ORDER OF BUSINESS

Future Land Use Map Amendment in the Green Swamp Area of Critical State Concern

Jennifer Codo-Salisbury (CFRPC) discussed the applicant-initiated Future Land Use Map Amendment in the Green Swamp Area of Critical State Concern "X" to change the Future Land Use from County Convenience Center -X to City Convenience Center-X on approximately 1.37 acres located at O State Road 33 North (parcel number 24-27-01-000000-021020).

Chairman Gorski opened the Public Hearing.

Lynn Newman (5045 Mt. Olive Shores Drive) – spoke regarding noise from traffic, light pollution from sit lighting, increased and acceleration water run-off from impervious surface replacement, impact to existing draining swale along the fence, added trash along fence line, continuing access to SR 33 vinyl fence for cleaning, changes to county setback rules

Mr. Newman's concerns could not be addressed because there is no specific use at this time. No site plan has been submitted.

Mike Zukoski (5041 Southshore Drive) – would like more review done before final decisions are made.

Chad Brooker (Engineer of record for the applicant) provided reiterated that there is no specific use at this time and several more steps must be completed before any final decisions are made.

Doug Coverdell – (5035 Southshore) – discussed his displeasure with the setback rules of 20ft vs 50ft.

Chairman Gorski closed the Public Hearing.

Vice Chairman Baker asked who will have jurisdiction over this property.

City Manager Jackson responded Polk City.

Lengthy Discussion ensued.

Motion by Member Prins to approve forwarding the Future Land Use Amendment to the City Commission with a recommendation for approval; this motion was seconded by Chairman Gorski.

Motion carried 3/1 by Voice Vote.

Rezoning in the Green Swamp Area of Critical State Concern

Jennifer Codo-Salisbury (CFRPC) discussed the applicant-initiated rezoning in the Green Swamp Area of Critical State Concern "X" to change the zoning from County Convenience Center-X to City Convenience Center-X of approximately 1.37 acres located at O State Road 33 North (parcel number 24-27-01-000000-021020).

Chairman Gorski opened the Public Hearing.

Jerald Haggerty (Shoreline Drive) – asked why the zoning is being changed? He would like to see the Green Swamp preserved.

Dolly McMann (5029 Southshore Drive) Water build up and crime, dumpsters, and rodents.

Doug Coverdell – (5035 Southshore Drive) – discussed his displeasure with the rezoning.

Chairman Gorski closed the Public Hearing.

Vice Chairman Baker is remains concerned about the 20ft setbacks.

Motion by Member Prins to approve forwarding the rezoning amendment to the City Commission with a recommendation for approval; this motion was seconded by Member Fienga.

Motion carried 3/1 by Voice Vote.

City Manager Jackson provided a thorough explanation about the Zoning and Land Use and where we are in the process.

The property is not annexed at this time.

ADJOURNMENT- 7:30 pm



Patricia Jackson, City Manager/Clerk



Gene Gorski, Chairman