

PLANNING COMMISSION MEETING MINUTES

April 8, 2024

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

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

Present: Robert Baker, David Prins, Ricky Wilson

Absent: Antonio Thomas, Edward Hanks

Quorum Established

APPROVAL OF MINUTES

Motion by Member Prins to approve the **February 5, 2024 and March 11, 2024 minutes** (Planning Commission Meeting); this motion was seconded by Chairman Baker.

Motion carried 3/0 by Voice Vote.

PUBLIC COMMENTS – None

ORDER OF BUSINESS

PUBLIC HEARING - CITY INITIATED TEXT AMENDMENT

Stefanie Von Pelaske-Bush and Jeff Schmucker (CFRPC) provided an overview and PowerPoint presentation for **Text Amendment to the Land Development Code**- City-initiated text amendment to Section 2.04.01 of the Polk City Land Development Code to amend the development standards in Table 5 for the R-2 zoning district in the Polk City Green Swamp Exemption Area.

Chairman Baker **opened the Public Hearing**

Bill Block (218 Bayberry Drive) – Expressed concerns regarding this change. Recommended a Blanket Variance. Briefly discussed Infield.

Paul (no address) – Questioned why now? This is not going to fix what is already in place. There are traffic concerns, land values and the quality of life. Again, why now?

Gia Gao (237 Bayberry Drive) – Discussed Maximum Unit Density and changing the lot size

Chairman Baker **closed the Public Hearing.**

Chairman Baker inquired about the Infield development and would staff have to conform to the Land Development Code.

Kathy Delp, Development Services Director stated Infield relates to an area that already

has development. The lots on record cannot meet the code. Infield is not new development.

Jeff Schmucker provided further explanation, and this would be completely different for Sandy Pointe Zoning with Polk County and needs to meet Polk City standards today. This is General Zoning District and has nothing to do with Infield.

Kathy Delp reiterated that the Sandy Pointe issue has been long standing. We are bound by the Land Use standards today. There will be more lots if the lot size is reduced. Less than 10% of the lots are undeveloped.

Motion by Member Wilson to approve the text amendment to Section 2.04.01 of the Polk City Land Development Code to amend the development standards in Table 5 for the R-2 zoning district in the Polk City Green Swamp Exemption Area; this motion was seconded by Member Prins.

Motion carried by Voice Vote 3/0.

PUBLIC HEARING - CITY INITIATED TEXT AMENDMENT

Stefanie Von Pelaske-Bush (CFRPC) provided an overview of the City-initiated text amendment to the Polk City Land Development Code Article 2- Regulations for Specific Districts, Section 2.04.01 "Zoning District Summary Table" Table 5 to reduce the minimum lot size, lot width and side setbacks for the R-1 Single Family Zoning District. This change reflects existing conditions of past development in the R-1 Zoning District.

The lots are currently non-conforming and this would bring everything into conformity.

Member Wilson does not feel anymore houses would go into this area.

Motion by Member Prins to approve the City-initiated text amendment to the Polk City Land Development Code as discussed; this motion was seconded by Member Wilson.

Motion carried by Voice Vote 3/0.

ADJOURNMENT- 6:39 pm



Patricia Jackson, City Manager/Clerk



Bob Baker, Chairman