

1 City of Minneola
 2 Planning & Zoning Commission Meeting
 3 Minneola Council Chambers
 4 800 North US Hwy 27, Minneola, FL

September 14, 2009

5
 6 Debbie Veit called to order the Minneola Planning and Zoning Meeting.
 7

<i>Present</i>	<i>Absent</i>	<i>Others Present</i>
<i>Debbie Veit, Chairperson</i>		<i>Katrina Thomas, Assistant City Attorney</i>
<i>Jim Frana, Vice Chair *</i>	<i>*arrived late</i>	<i>Laura Jones, Senior Planner</i>
<i>John Flowers</i>		<i>Sue Niswonder, Assistant Planner</i>
	<i>Charlie Humphries</i>	<i>Timothy Green, Green Consulting Group</i>
<i>Rick Roderick</i>		
<i>Joseph Saunders</i>		
<i>Sherry Zielonka</i>		
<i>City Council Representative, Pat Kelley**</i>	<i>**departed upon arrival of V. Ortega</i>	
<i>City Council Representative, Victor Ortega*</i>	<i>*arrived late</i>	

8
 9 *A moment of Silence and Pledge of Allegiance*

10
 11 **Agenda Review:**

12
 13 **Review of Planning and Zoning Meeting Minutes for August 17, 2009**

14
 15 **MOTION** by Sherry Zielonka to approve the minutes.

16 **SECONDED** by Rick Roderick.

17 **Debbie Veit called for a vote.**

18 **APPROVED 5 – 0.** Charlie Humphries and Jim Frana absent.

19
 20
 21 **Resolution 2009-13 – Conditional Use Permit – 409A-C Old Hwy 50:**

22 **Applicant: Cary J. Malever – Property Owner: Trailside Industrial, Inc.**

23
 24 Laura Jones opened the discussion explaining the use and request. She advised that she
 25 could not recommend this request because the existing use does not conform to our
 26 Comprehensive Plan or LDRs for the Industrial zoning district.

27
 28 Cary Malever, the property owner and applicant, came forward to speak.

29
 30 *Katrina Thomas swore in applicant Cary Malever as well as others in the audience*
 31 *who indicated they intended to speak on matters during the meeting.*

32
 33 Rick Roderick voiced concern regarding this use in an Industrial district. Cary Malever
 34 responded that the park is light industrial and there have been no safety problems since
 35 the original CUP was granted.

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2 Sherry Zielonka asked if the church has any plans of relocating and building a school in
3 Minneola. Angie Pitt, school director, came forward to respond. Ms. Pitt indicated that
4 their desire is to stay in Minneola, but she pointed out that the requested increase would
5 put the current location at maximum capacity.

6
7 John Flowers inquired about the sufficiency of rest rooms. Cary Malever indicated that
8 they are sufficient. John also asked about lunch or snacks. Angie Pitt responded that
9 there are tables for having meals or snacks, but students must bring their own food.
10 John expressed concern about the extent of growth. Mr. Malever advised that the
11 increase to 80 would be a maximum at this location.

12
13 Joseph Saunders commented that he had no problem with this request. He pointed out
14 that he did not originally vote for this use in the Industrial zone, but in reviewing the
15 actual use at this location he does not see a problem now.

16
17 Debbie Veit asked about the septic system. Laura Jones indicated that the City
18 Engineer's comments were provided to the applicant, but no response has been received
19 to date. Cary Malever provided a document to the board at the meeting, which was
20 given to Laura Jones for transmittal to the City Engineer. Laura indicated that she could
21 not confirm that this would be sufficient to address the City Engineer's concerns, but
22 advised that she would pass the information along for review. Debbie also indicated
23 that, although she originally voted against the use, she did not have a problem now with
24 this request.

25
26 *Debbie Veit requested the record show that Jim Frana joined the meeting at this point.*

27
28 Debbie Veit opened the meeting to the audience; no one came forward; she returned to
29 the board for additional discussion or a motion.

30
31 **MOTION by Rick Roderick to recommend approval of Resolution 2009-13.**

32 **SECONDED by Joseph Saunders.**

33 *Note: Discussion followed concerning a contingency on the recommendation;*
34 *original motion, as stated above, was not modified by the maker or substituted.*

35 **Debbie Veit called for a vote.**

36 **APPROVED 5 – 1. Charlie Humphries absent.**

37
38 **Ordinance 2009-20 – Rezoning and**
39 **Ordinance 2009-21 – Small Scale Comp Plan Amendment – 1775 N. U.S. Hwy 27:**
40 **Applicant/Property Owner: MiDebco, Inc.**

41
42 Laura Jones opened the discussion by explaining the requested change. She explained
43 that this is to address current use more appropriately and to bring the property into
44 compliance with City Code.

45
46 *Katrina Thomas swore in the applicant, Mike Langley.*

47
48 Mike Langley explained the history and the business uses of the property. He also

1 offered information about the trucking company that is leasing part of the property and
2 explained that it is the reason he is requesting the zoning change. Debbie Veit asked
3 Laura Jones to read the list of uses from the Code; Laura read the uses applicable to the
4 Industrial zone.

5
6 Rick Roderick asked if anyone was present from the abutting property; no one came
7 forward; Rick indicated that he did not have any questions. Sherry Zielonka had no
8 questions. John Flowers asked if the Elks would remain at the location. Mike Langley
9 responded in the affirmative. Laura Jones added that this would not impact the Eagles
10 CUP.

11
12 Joseph Saunders asked about the building at the front of the property. Mr. Langley
13 responded that in the past it was used as a fruit stand as well as other uses. Joseph made
14 additional comments about the current state of the property. Mr. Langley advised that
15 he is aware that the property still needs more work and clean up, but stated most of it is
16 related to his fruit business. He continued by explaining that they have used the
17 property continuously for more than 40 years; and he asked for consideration of the
18 requested change. Joseph asked about the suggestion, by Council, for a noise barrier.
19 Mr. Langley responded that he was planning on doing this for the area abutting the
20 residential area.

21
22 Victor Ortega asked that the board disregard the City Council's discussion regarding
23 this matter and to make their decision based on Code and their best judgment. Laura
24 Jones advised that Mr. Langley will be attending the upcoming P&Z workshop to
25 discuss his Special Exception Use application and any suggested restrictions that the
26 board may want to make to help address concerns. She reminded the board that this
27 meeting was to consider the Rezoning and Small Scale Comp Plan Amendment only.

28
29 Debbie Veit asked about the possibility of the applicant selling the property. Mr.
30 Langley responded that he has had inquiries and he may return in the future to request
31 the property be changed back to B-1 zoning. Jim Frana asked if the area was equipped
32 with wash down areas. Mr. Langley responded that they do not do any washing at this
33 location.

34
35 Joseph Saunders asked Laura Jones if it would be possible to maintain Business zoning
36 the in front and give Industrial zoning to the rear. Laura responded that as one parcel,
37 and as Code is currently written, it could not be done. She pointed out that she could
38 research how to best handle the situation to make this possible. Laura added that, in her
39 opinion, this is an appropriate location for Industrial zoning and it does fit with our
40 Comprehensive Plan. Rick Roderick asked who was in the location first, Mr. Langley's
41 business or the residential area. Mike Langley responded that his business was first.

42
43 Debbie Veit opened the meeting to the audience. One person came forward:

44
45 David Yeager, 218 Magellan Circle

- 46 • Body shop across the street, in front of the Highland Oaks subdivision, is zoned
47 County Industrial.

48

1 Debbie Veit asked if anyone else wanted to speak on the matter; no one came forward;
2 she closed that portion of the meeting and returned to the board.

3

4 **MOTION by Sherry Zielonka to recommend approval of Ordinance 2009-20**
5 **Rezoning and 2009-21 Small Scale Comp Plan Amendment.**

6 **SECONDED by John Flowers.**

7 **Debbie Veit called for a vote.**

8 **APPROVED 6 – 0. Charlie Humphries absent.**

9

10 **Discussion items:**

11 **City Council Representative Report:** Victor Ortega reported:

- 12 ➤ Suggested the City Engineer attend P&Z meetings and would suggest this to the
13 City Manager. Members commented on this with some in favor and others not
14 in favor.
- 15 ➤ The last item should have come to P&Z first rather than going to City Council
16 for guidance. No members commented.
- 17 ➤ Suggested workshops and training for City Council and P&Z together. Members
18 commented generally in favor.

19 Debbie Veit commented on not being advised when City Council is going to discuss
20 matters related to the P&Z Commission.

21 **City Planner Report:** Laura Jones reported:

- 22 ➤ CUP for church at Trailside Plaza was passed by City Council on August 18th
- 23 ➤ Two Large Scale Comp Plan Amendments coming to Council at the Sept. 15th
24 meeting for transmittal to DCA. The projects are ACR, LLC/Overlook at Grassy
25 Lake and Trademore Industries.
- 26 ➤ The workshop scheduled for Sept. 21st will include the information from the
27 City Council visioning session and the EAR report. Additionally, Mike Langley
28 from MiDebco will attend to discuss landscaping issues on his property before
29 he submits his Variance application.

30 General discussion followed regarding the definition of the landscape E buffer and
31 inclusion of this discussion and topic at the workshop.

- 32 ➤ City Council will hold the second Budget Workshop on Wednesday, Sept. 16th
33 at 6 p.m.
- 34 ➤ Question regarding Debbie Veit's decision to continue on P&Z. Debbie
35 responded she would advise at month's end. Victor Ortega commented that
36 there does need to be some turn-around time in finding a replacement should
37 Debbie decide not to continue.

38 **Additional comments:**

- 39 ➤ Tim Green advised that he will not be continuing to attend meetings due to
40 upcoming contract changes.
- 41 ➤ Jim Frana asked about the traffic light at Turkey Farm and Old Hwy 50. Rick
42 Roderick responded that he met with Elaine Renick [*Lake County*
43 *Commissioner*] and she advised that within two months there will be a traffic
44 light there.
- 45 ➤ Sherry Zielonka asked if the traffic light information is being presented to City
46 Council in a public forum so residents are aware. Victor Ortega expressed
47 concern about the dissemination of information to the public. Laura Jones
48 pointed out that the City Manager would advise City Council of matters, but she

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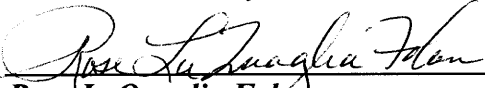
pointed out that Rick attends Council meetings and shares information at those meetings. General discussion continued.

MOTION by Jim Frana to adjourn.
SECONDED by Rick Roderick.
Meeting adjourned 9:10 p.m.

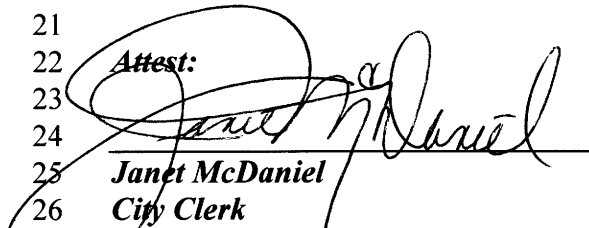


Debbie Veit
Chairperson, Planning and Zoning

Minutes Written by:



Rose LaQuaglia Folan
Administrative Assistant, Planning Dept.

Attest:


Janet McDaniel
City Clerk

