

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

December 6, 2010

5  
6 Jim Frana called to order the Minneola Planning and Zoning Meeting.

7

<i>Present</i>	<i>Not in Attendance</i>	<i>Others Present</i>
<i>Jim Frana, Chairperson</i>		<i>Katrina Thomas, Assistant City Attorney</i>
	<i>Sherry Zielonka, Vice Chair</i>	<i>Laura Jones, Senior Planner</i>
<i>John Flowers</i>		<i>Joseph Saunders, City Council Member</i>
<i>Penny Markland</i>		
<i>Jerry Roach</i>		
<i>Gary Tolley</i>		
	<i>Debbie Veit</i>	
	<i>City Council Representative, Rick Roderick</i>	

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

10  
11 **Agenda Review:**

12  
13 Jim Frana requested that the second item on the Agenda (Rezone- Ordinance 2010-22  
14 and Small Scale Comprehensive Plan Amendment- Ordinance 2010-23) be moved to  
15 the beginning of the Agenda.

16  
17 **Review of Planning and Zoning Meeting Minutes for August 2, 2010**

18  
19 **MOTION by John Flowers to approve the minutes.**

20 **SECONDED by Penny Markland.**

21 **Jim Frana called for a vote.**

22 **APPROVED 5 – 0.**

23  
24  
25 **Rezone- Ordinance 2010-22 and**  
26 **Small Scale Comprehensive Plan Amendment- Ordinance 2010-23**

27 **104 West Silverton Street**

28 **Applicant: Michael Wojtuniak P.E.**

29 **Owner: Sattie Jagdeo**

30  
31 Katrina Thomas read Ordinance 2010-22 and Ordinance 2010-23 by title.

32  
33 Laura Jones opened the discussion and explained the request. Laura stated that since the  
34 application was submitted the property located at 104 West Silverton Street was  
35 purchased by the church seeking to operate on the property.

1 Jim Frana opened the discussion to the Planning and Zoning Commission Members for  
2 comments.  
3  
4 Penny Markland stated that the area is all residential; the only thing that is not  
5 residential is the Fire Station.  
6  
7 Gary Tolley stated that the Planning and Zoning Commission should not hold up the  
8 applicant right now because there is still work that they need to do as far as a Site Plan.  
9 Gary suggested that the Planning and Zoning Commission allow the applicant to get  
10 through this process and on to the next step because there are other obstacles that the  
11 applicant will have to deal with. Gary stated that he too was curious about the location  
12 of the rezone and small scale comprehensive plan amendment because it is a residential  
13 area, but it is not a bad place for this use.  
14  
15 Jim Frana disclosed that he spoke to Laura Jones with regard to notification to  
16 surrounding property owners. Jim then disclosed that he was contacted by June M.  
17 Campbell, 102 Patricia Street, with regard to notification to surrounding property  
18 owners, and that June M. Campbell had also submitted a letter to the Planning and  
19 Zoning Commission and had contacted or attempted to contact other members of the  
20 Planning and Zoning Commission, City Council Members, and the City Manager.  
21  
22 Laura Jones stated that the Planning Department sends out the notices to surrounding  
23 property owners in accordance with the City of Minneola Land Development  
24 Regulations and for this application notices did not require Certified Mailings unless  
25 more than 60 days pass between the Planning and Zoning Commission Meeting and the  
26 City Council Meeting. Laura stated that the notices were mailed out the surrounding  
27 property owners, the property was posted with a notice sign, and the item will be  
28 advertised in a newspaper of general circulation at least 10 days prior to the final  
29 adoption hearing.  
30  
31 Michael Wojtuniak, P.E., the applicant, came forward to respond to questions.  
32  
33 *Katrina Thomas swore in Mr. Wojtuniak and all those who would be speaking on any*  
34 *item on the Agenda.*  
35  
36 Michael Wojtuniak P.E., the applicant, stated that he is the representative and licensed  
37 Professional Engineer for Shri Ganesh Mandir, Inc which is the proposed house of  
38 worship which is proposing to operate a little Hindu temple on the property. Mr.  
39 Wojtuniak stated that the membership of the congregation is approximately 30  
40 members and they meet once per week on Sundays from 9:30am-11:00am and an  
41 occasional evening meeting.  
42  
43 Jim Frana asked if any of the Planning and Zoning Commission Members had  
44 questions for the applicant.  
45  
46 Jerry Roach asked why the traffic county information provided only counts for  
47 Saturday and not for Sunday when the congregation will meet.  
48

1 Michael Wojtuniak P.E., the applicant, responded that the IPE trip generation manual  
2 did not have a category for Sunday; it only has a category for weekend which is treated  
3 as a Saturday. Mr. Wojtuniak stated that when they calculate traffic generation they  
4 look at Monday through Friday which would be the peaks or you'll have the weekends.

5  
6 Jerry Roach asked if the statistics provided were for Saturday or if they were for  
7 Saturday and Sunday.

8  
9 Michael Wojtuniak P.E., the applicant, responded that it was only for Sunday.

10  
11 Gary Tolley asked the applicant about their growth plans and what the maximum  
12 number of members is that the congregation could grow to.

13  
14 Michael Wojtuniak P.E., the applicant, responded that due to the size of the building  
15 being less than 1,000 square feet, the congregation is currently at a comfortable size  
16 and that unless the congregation purchase more land or build more, which would be  
17 difficult on such a small site, they would be unlikely to grow much more.

18  
19 Penny Markland asked the applicant why they were buying in a residential area when  
20 there are other buildings inside Minneola that could be purchased.

21  
22 Michael Wojtuniak P.E., the applicant, responded that the basis was largely price and  
23 that the property is located in a quiet area and has a more natural site. Mr. Wojtuniak  
24 further stated that many of the houses of worship that he has worked with try to locate  
25 in residential zoned areas, and that commercial property along US Hwy 27 would be  
26 significantly more expensive.

27  
28 Jim Frana asked Laura Jones how much area in the City of Minneola has this zoning  
29 designation without making changes that is available.

30  
31 Laura Jones responded that there is not any land zoned for Public Facilities in the City  
32 of Minneola that is not currently owned or occupied by the City of Minneola, Lake  
33 County, Lake County Schools, or other existing houses of worship.

34  
35 General discussion followed on topics including surrounding properties, parking on  
36 grass, site planning, traffic generation, and impacts on surrounding property owners and  
37 residents.

38  
39 Jim Frana opened the discussion to the audience.

40  
41 Dennis Crompton, 101 Patricia Street:

- 42 • Concerned about increased traffic on neighborhood streets
- 43 • Stated that the site does not seem large enough to accommodate parking needs  
44 and is concerned about parking on streets and in neighbor's yards.
- 45 • Stated that the neighborhood is a residential area with the exception of the Fire  
46 Station.

47  
48 Bruce Vondenberg, 114 Lillian Street:

- 1 • Stated that the neighborhood is very quiet with the exception of the occasional
- 2 gathering at someone's home.
- 3 • Stated that residential neighborhoods are not the appropriate location for
- 4 businesses to operate.
- 5 • Stated that over the holiday the property was being clear cut and trees removed
- 6 before the application was discussed by the City.
- 7 • Concerned about the safety of the children that play in the neighborhood.
- 8 • Stated that the proposed use would have a major impact on the quality of life in
- 9 the neighborhood.

10

11 Greg McDowell, 103 Patricia Street:

- 12 • Stated that trees were being cut down on the property and red stop work orders
- 13 posted at the property.
- 14 • Stated that the intent of any church is to grow.
- 15 • Concerned that the property values will go down for the properties in the area.
- 16 • Concerned that the church would be tax exempt and therefore would be exempt
- 17 from property taxes and the City is having money troubles.
- 18 • Stated that he is against the proposed use.

19

20 Anne S. Pitt, 113 Lillian Street:

- 21 • Stated that the proposed location of the house of worship is located in the Tower
- 22 Ridge Subdivision which has 64 lots and was platted in 1959 as a residential
- 23 subdivision.
- 24 • Stated that she and her family do not want a house of worship in their
- 25 neighborhood.
- 26 • Suggested that there are other areas in Minneola where they can locate and buy
- 27 cheap property such as Quail Valley, Park Ridge, or Pine Bluff.
- 28 • Concerned about the additional people and traffic that will affect the
- 29 neighborhood.
- 30 • Stated that this is an old neighborhood that they want to keep the way it is.
- 31 • Stated that the elected officials should look at the best interests of the residents
- 32 when considering projects.
- 33 • Stated that in March 2011 she will have lived here for 50 years and plans to
- 34 stay.
- 35 • Stated that she is not only opposed to a house of worship, but is opposed to any
- 36 business locating in the Tower Ridge Subdivision area.

37

38 Jim Frana closed the audience discussion and opened the discussion to the Planning and  
39 Zoning Commission.

40

41 General discussion followed on topics including traffic generation, child and pedestrian  
42 safety, roadway size, neighborhood disruption, tax exemption from property taxes, on-  
43 site parking, and site planning.

44

45 **MOTION by John Flowers to recommend denial of Ordinance 2010-22 Rezoning**  
46 **and Ordinance 2010-23 Small Scale Comprehensive Plan Amendment.**

47 **SECONDED by Jerry Roach.**

1 **Jim Frana called for a vote.**

2 **APPROVED 4 – 1.**

3  
4 **Special Exception Use Permit - Resolution 2010-16**

5 **13415 Sullivan Road**

6 **Applicant: Rick McCoy P.E.**

7 **Owner: Trademore Industries LTD Inc.**

8  
9 Katrina Thomas read Resolution 2010-16 by title.

10  
11 Jim Frana asked if there was a representative present.

12  
13 Rick McCoy P.E.,as applicant, came forward and introduced himself.

14  
15 Jim Frana opened the discussion by confirmed that Rick McCoy P.E. had been sworn in  
16 at the beginning of the meeting.

17  
18 Rick McCoy P.E. stated that the Planning and Zoning Commission had seen this  
19 proposal for a Paintball Facility previously in a different location that adjoined a  
20 residential area and had recommended denial of the proposal due to the location. Mr.  
21 McCoy then stated that this is the same project in a new location; the proposed location  
22 is near the Turnpike, the City's Sewage Treatment Plant, Florida Power and Sumter  
23 Electric Transfer Stations.

24  
25 Jim Frana asked Laura Jones about access to the facility with regard to Sullivan Road  
26 currently being closed.

27  
28 Laura Jones responded that she had spoken with the applicant about approaching Lake  
29 County to propose that Sullivan Road be re-opened.

30  
31 Risk McCoy P.E. stated that they are in conversation with Lake County about re-  
32 opening Sullivan Road and that they would like to see it re-opened.

33  
34 Laura Jones stated that the Planning Department has been working very closely with  
35 the applicant to address the issues that will come up with this project including the issue  
36 that this portion of Sullivan Road is currently a clay road, that potable water availability  
37 in the future is a concern, and that a Developer's Agreement needs to be completed to  
38 ensure that the issues are addressed clearly.

39  
40 General discussion followed regarding potable water availability and alternative water  
41 sources that could be used when the existing potable water source is no longer  
42 available, the potential for using a well, hours of operation, and signage options.

43  
44 Jim Frana asked for a motion.

45  
46 **MOTION by Gary Tolley to recommend approval of the Special Exception Use**  
47 **Permit application conditioned upon the owner entering into a Developer's**  
48 **Agreement within 6 months of that approval to resolve City concerns to the City's**

1 reasonable satisfaction for improvements to Sullivan Road, potable water sources  
2 and irrigation water, wastewater system options and maintenance, and lighting,  
3 fencing, landscape buffering, and parking as part of a Site Plan.

4 **SECONDED by John Flowers.**

5 **Jim Frana called for a vote.**

6 **APPROVED 5 – 0.**

7  
8 **Ordinance 2010-24 - LDR Amendment Chapter 126, Section 126-3(b)**

9  
10 Katrina Thomas read Ordinance 2010-24 by title.

11  
12 Katrina Thomas opened the discussion by explaining that the purpose of this code  
13 revision is to make the City's Code consistent with the most recent Florida Statute  
14 regarding minor subdivisions, lot spits, and platting requirements. No further  
15 discussion.

16  
17 Jim Frana asked for a motion.

18  
19 **MOTION by John Flowers to recommend approval of LDR Amendment Chapter**  
20 **126, Section 126-3(b) Ordinance 2010-24.**

21 **SECONDED by Penny Markland.**

22 **Jim Frana called for a vote.**

23 **APPROVED 5-0.**

24  
25 **Discussion item:**

26  
27 **Sheds and Accessory Structures.**

28  
29 Jim Frana opened the discussion by explaining that a number of years ago the City  
30 Council had put together a list of questionable Ordinances or Codes that they wanted  
31 the Planning and Zoning Commission to review. Jim stated that he was unsure what  
32 happened to the list.

33  
34 Laura Jones responded that the majority of the items on the list have been resolved  
35 through workshops of the Planning and Zoning Commission.

36  
37 Jim Frana responded that the items he recalled being on the list included garage  
38 setbacks, sidewalks, and signage.

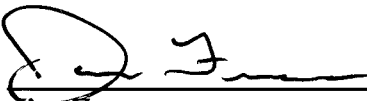
39  
40 General discussion followed regarding the materials of construction used for sheds and  
41 accessory structures, methods of securing sheds and accessory structures, the role of the  
42 City in regulating the strength and method of securing sheds and accessory structures.

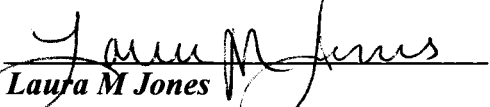
43  
44 Jim Frana opened discussion on the use of speed bumps, speed humps, other traffic  
45 control devices, and speed limits on Fosgate Road and Turkey Farms Road.


46  
47 General discussion followed regarding speed limits, traffic control devices, and traffic  
48 concerns around the new high school site and Grassy Lake Elementary.

1 **MOTION** by Gary Tolley to adjourn.  
2 **SECONDED** by Jerry Roach.  
3 **Meeting adjourned 9:40p.m.**

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**Jim Frana**  
**Chairperson, Planning and Zoning**

**Minutes Written by:**  
  
\_\_\_\_\_  
**Laura M Jones**  
**Senior City Planner, Planning Dept.**

**Attest:**  
  
\_\_\_\_\_  
**Janet McDaniel**  
**City Clerk**

