

Minneola Planning and Zoning Commission**Minutes****January 4, 2021 at 6:30 PM****Minneola City Hall**

The City of Minneola Planning and Zoning Commission was called to order by Chairman Paul Giacalone. Also present were Commissioner Leonard Jackson, Commissioner Oscar Trujillo, Commissioner William McCoy, Commissioner Daniel Smith, Grant Watson (City Attorney), Joyce Heffington (City Planner), and Kristine Thompson (Planning Technician).

Vice Chairman Henderson was absent

CALL TO ORDER

Chairman Paul Giacalone called the meeting to order.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed, and the Pledge of Allegiance was led by **Commissioner Trujillo**.

AGENDA REVIEW

Commissioner Smith requested to move Item 4 to the beginning of the agenda.

Chairman Giacalone stated the first two items should be quick and should leave the agenda as it is written.

MOTION by Commissioner McCoy, SECONDED by Commissioner Smith to approve the January 4, 2021 agenda as written.

AYE: Trujillo, Jackson, Giacalone, McCoy, Smith

NAY: None

MOTION PASSED: 5-0

PUBLIC COMMENTS

Chris Singh suggested there is an issue on Highway 27, driving north, where the three lanes turns into a two lane. Some drivers are unaware the lane disappears. He believes better signage should be installed.

Vice Mayor Serviss clarified Mr. Singh is referring to the portion of Highway 27 directly in front of Dollar Tree. The third lane turns into the turning lane for Quail Valley. Stated

1 she believed there is existing signage there and that traffic light is managed by Lake County.
2 Asked for more information from Ramon Flores.
3 Ramon Flores stated Highway 27 is a state road.

4
5 **Vice Mayor Serviss** stated she would bring the issue up with the Mark Johnson.

6
7 **Commissioner McCoy** asked if there are markings on the road.

8
9 **Vice Mayor Serviss** stated she believes there was making on the road and one sign.

10
11 **MINUTES**

12
13 **MOTION by Commissioner McCoy, SECONDED by Commissioner Trujillo to**
14 **approve the minutes from December 7, 2020 as written.**

15
16 **AYE:** Trujillo, Jackson, Giacalone, McCoy, Smith

17
18 **NAY:** None

19
20 **MOTION PASSED: 5-0**

21
22 **Chairman Giacalone** requested a motion to excuse Vice Chairman Henderson.

23
24 **MOTION by Commissioner Smith, SECONDED by Commissioner McCoy to excuse**
25 **Vice Chairman Henderson.**

26
27 **AYE:** Trujillo, Jackson, Giacalone, McCoy, Smith

28
29 **NAY:** None

30
31 **MOTION PASSED: 5-0**

32
33 **DISCUSSION ITEMS**

34
35 **Item 1: Ordinance 2020-15 Marin Annexation and Rezoning**

36 **Item 2: Ordinance 2020-16 Marin Comprehensive Plan Amendment**

37
38 **Grant Watson** read the ordinances by title and swore in staff and members of the
39 audience wishing to speak on the item.

40
41 **Commissioner McCoy** indicated the ordinance number reads 2021-15 instead of 2020-15.

42
43 **Joyce Heffington** explained this is two pieces of property adjacent to each other next to
44 the Turnpike along Causey Rd. The applicant is requesting to rezone it to Industrial.
45 They have a five-year plan. In the first five years they plan to put down gravel and store

1 earth moving equipment for their business which involves construction work. Then later
2 build an office. Staff recommends approval.

3
4 **Joe Zagame**, representative, stated he will be helping the applicant and the tenant, Carlos
5 Marin, take the property through the process.

6
7 **Commissioner Trujillo** stated the applicant should understand, down the road, whatever
8 is built there should look nice from the Turnpike.

9
10 **Commissioner McCoy** asked if this annexation was related to a prior annexation seen by
11 the Commission.

12
13 **Joyce Heffington** stated the other annexation was more south from this area.

14
15 **Commissioner McCoy** asked if there was water and sewer available to this site.

16
17 **Joyce Heffington** stated she believes services are available here. There is a pump station
18 nearby.

19
20 **Commissioner McCoy** asked if they will be storing fuel on site.

21
22 **Joe Zagame** stated it is possible to have an external fuel tank for equipment. The fuel
23 would be stored per EPA guidelines.

24
25 **Commissioner Smith** asked if the applicant would consider putting up pine trees as a
26 buffer to keep the site looking nice from the Turnpike.

27
28 **Joyce Heffington** explained the plan they've submitted is just a conceptual plan. When
29 they do get ready to build, they will need to do a site plan and buffers will be required. At
30 that point the site plan will be seen by the Commission.

31
32 **Chairman Giacalone** asked what kind of industrial business they planned to put on this
33 property.

34
35 **Joe Zagame** explained the tenant does land site work, such as excavation, uses machinery
36 such as dump trucks, loaders, and back hoes.

37
38 **Chris Singh**, nearby property owner, stated he has no objections to the business.

39
40 **Boyd Patrick**, homeowner on Causey Rd., voice concern with this property being rezoned
41 to industrial.

42
43 **Chairman Giacalone** stated he drove down Causey Rd. and saw the property is down in a
44 ravine, so it wouldn't be seen by the Turnpike. Asked if Causey Rd. was a city road.

45
46 **Boyd Patrick** stated it is a County road.

1 **Commissioner McCoy** asked if the road in front of the property will be gravel.

2
3 **Joe Zagame** stated they will put a concrete apron eventually. The road is an issue and the
4 applicants are aware. They are talking to Lake County this week to come up with a
5 solution.

6
7 **MOTION by Commissioner Smith, SECONDED by Commissioner Trujillo to**
8 **approve Ordinance 2020-15 Marin Annexation and Rezoning as written.**

9
10 **AYE:** Trujillo, Jackson, Giacalone, McCoy, Smith

11
12 **NAY:** None

13
14 **MOTION PASSED: 5-0**

15
16 **MOTION by Commissioner Smith, SECONDED by Commissioner Trujillo to**
17 **approve Ordinance 2020-16 Marin Comprehensive Plan Amendment as written.**

18
19 **AYE:** Trujillo, Jackson, Giacalone, McCoy, Smith

20
21 **NAY:** None

22
23 **MOTION PASSED: 5-0**

24
25 **Item 3: Ordinance 2021-01 Outdoor Vending Machines**

26
27 **Grant Watson** read the ordinance by title then swore in staff and members of the audience
28 wishing to speak on the item.

29
30 **Joyce Heffington** stated this ordinance goes along with the discussion the commission had
31 at last month's meeting. It is amending the code to allow ATMs. They will have to be part
32 of the site plan process.

33
34 **Commissioner Smith** asked what additional code would prevent a roll up ATM.

35
36 **Ramon Flores** stated the ATM has to be approved as part of the site plan process.

37
38 **Grant Watson** explained ATMs are excluded from the definition. The location, type, and
39 appearance are subject to the review and approval of the city.

40
41 **Commissioner Smith** asked what the process would be for an existing business.

42
43 **Ramon Flores** stated the business would need to do an amendment to their site plan.

44
45 **Commissioner Smith** suggests the ordinance reads in a way that would apply only to new
46 businesses.

1 **Ramon Flores** explained the code already requires existing businesses to amend their site
2 plan when making changes to the site.

3
4 **Grant Watson** suggested the ordinance can be changed to say “through the site plan
5 process” instead of “during the site plan process”.

6
7 **MOTION by Vice Chairman McCoy, SECONDED by Commissioner Trujillo to**
8 **approve Resolution 2021-01 Outdoor Vending Machines.**

9
10 **AYE:** Trujillo, Jackson, Giacalone, McCoy, Smith

11
12 **NAY:** None

13
14 **MOTION PASSED: 5-0**

15
16 **Item 4: Discussion Regarding Chickens**

17
18 **Joyce Heffington** stated City Council asked the Commission to have a discussion regarding
19 backyard chickens.

20
21 **Vice Mayor Serviss** stated the reason City Council wanted the Planning and Zoning
22 Commission to discuss this is because they wanted to be sure before we start updating the
23 code that it is a direction the Commission wants us to go.

24
25 **Commissioner Smith** stated he is interested in adjusting the city’s chicken code.

26
27 **Commissioner Trujillo** stated some homeowner’s associations will not allow chickens
28 even if the city’s code does. Also discussed lot sizes and voice concern regarding the smell
29 from chicken coops.

30
31 **Vice Mayor Serviss** stated she has had residents approach her to state they were not
32 interested in adding to the chicken ordinance. Asked the commission if they had issues with
33 the chicken ordinance.

34
35 **Commissioner Smith** stated he has an issue that you must have 5 acres of land to have
36 chickens and also that a chicken coop can only be 4 ft tall.

37
38 **Vice Mayor Serviss** asked Commissioner Smith how many acres he suggests it should be.

39
40 **Commissioner Smith** stated there should be no minimum acreage just a required distance
41 from other residential properties.

42
43 **Monica Luna**, resident, stated she spoke with employees from various other cities regarding
44 any complaints they may have received regarding chickens. She stated she was told they do
45 not receive many complaints.

1 **Commissioner McCoy** asked how for the size of her lot.

2
3 **Monica Luna** stated it is less than an acre. There would be room for one or two chickens.

4
5 **Commissioner McCoy** asked again what the size of her lot is.

6
7 **Monica Luna** was unsure of the exact size.

8
9 **Nathan Focht** spoke with information regarding raising chickens. Stated he owns 18 acres
10 and use to sell eggs. He had 1,800 chickens. Suggested the city should not allow free range
11 chickens and should limit it to three to five chickens.

12
13 A discussion followed regarding other cities regulations on the number of permits that can
14 be issued by the city at one time.

15
16 **Chairman Giacalone** asked the commission how they felt about the city issuing 5 chicken
17 permits as a trial.

18
19 **Commission McCoy and Trujillo** stated they were not for this idea.

20
21 **Grant Watson** explained the City Council was looking of a recommendation if the city
22 should keep the ordinance as it is or make changes.

23
24 **ROLL CALL:**

25
26 **Trujillo** Change
27 **Jackson** No change
28 **McCoy** Change
29 **Smith** Change
30 **Giacalone** No change

31
32 **Ramon Flores** recommended letting staff work on gathering information and bring it to the
33 commission and the commission can create changes from there.

34
35 **Commissioner Smith** asked if he could pass notes to Joyce to include in the information.

36
37 **Commissioner Giacalone** asked if the commissioners should send information to Joyce.

38
39 **Commissioner Giacalone** explained to Monica Luna the commission will be sending their
40 thoughts to Joyce who will present them to the Commission again in February.

41
42 Discussion followed regarding Mr. Focht's and his neighbor's chicken coops.

43
44 **Grant Watson** reminded the Commission about the Sunshine Law if they plan to make site
45 visits.

FINAL PUBLIC COMMENTS

No public comment.

FINAL REPORTS

MOTION by Commissioner McCoy, SECONDED by Commissioner Trujillo to adjourn.

AYE: Trujillo, Jackson, Giacalone, McCoy, Smith

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 8:24 P.M.)



Paul Giacalone, Chairman

ATTEST:



Kristine Thompson, Planning Technician