

July 11, 2019 Planning & Zoning Board Meeting
Supplemental Information –
May 9, 2019 and June 6, 2019
Meeting Minutes

May 9, 2019
Meeting Minutes

**City of Groveland
Minutes
Planning and Zoning Board Meeting
May 9, 2019**

The Groveland Planning and Zoning Board held a Meeting on Thursday, May 9, 2019, in the E.L. Puryear Building, located at 243 South Lake Avenue, Groveland, FL 34736. Chair Dominic Cicio called the meeting to order at 3:02 p.m. The following Board Members were present: Richard Skyzinski, Vice Chair; Keith Keogh; Bill Mathias; Robert Proper; Felicia Stewart; and Martin Taxson. City Officials present were Tim Maslow, Staff Designee; Virginia Wright, City Clerk; Anita Geraci-Carver, City Attorney; and Ciara Bender, Recording Secretary. T.J. Fish, Senior Planner and DeWayne Jones, Planner 1, were also in attendance.

Absent: Chief Shawn Ramsey.

Note: Bill Mathias left the meeting at 4:10 p.m.

City Attorney Geraci-Carver left the meeting at 5:32 p.m.

PRESENTATIONS

None.

CONSENT AGENDA

None.

Chair Cicio requested Board consensus to move Old Business Agenda Item 1, Ordinance 2019-06, and Agenda Item 2, Ordinance 2019-05, to the last items on the agenda. All board members concurred.

NEW BUSINESS

3. Recommendation on Ordinance 2019-36 First Park PUD Amendment

City Clerk Wright read the headnote into the record as follows:

An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, amending the provisions of the Planned Unit Development - Mixed Use Zoning classification for the Industrial designated portion of the hereafter described lands within the City of Groveland, Florida, owned by Topvalco, Inc. and by Groveland Holdings, LLC; amending and restating zoning Ordinance 2007-12-66, Ordinance 2014-08-10 and Ordinance 2018-10-43 to include provisions for consistency with the City of Groveland's Comprehensive Plan; providing for directions to the City Manager; providing for severability; providing for conflicts; providing for an effective date.

Senior Planner T.J. Fish provided a presentation.

Applicant representatives gave an overview of the Kroger Fulfillment and Distribution Center. The representatives also answered the Board's questions regarding parking lot spaces, wetlands, and future development.

Motion:

Motion by Board Member Proper to recommend Ordinance 2019-36: First Park PUD Amendment to City Council for consideration of approval; seconded by Vice Chair Skyzinski.

Public Comment:

Lee Johnson stated he was glad this item is being proposed, he felt this would be good for the tax base.

Motion passed unanimously with all members present voting aye.

4. Recommendation on Ordinance 2019-18: Eagle Pointe PUD Amendment

City Clerk Wright read the headnote into the record as follows:

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending PUD Ordinance 2003-07-34 to increase their maximum impervious for single-family residential lots in Phase III of Eagle Pointe Subdivision from 60% to 67%; and providing for an effective date.

Mr. Fish provided a presentation and answered questions from the Board.

Motion:

Motion by Board Member Proper to recommend Ordinance 2019-18 Eagle Pointe PUD Amendment to City Council for consideration of approval; seconded by Vice Chair Skyzinski.

Public Comment:

Karen Norwood stated she only knew of the Planning and Zoning Board Meeting because of the signs posted at her subdivision. Due to her HOA not being active, a few of the residents have formed a group to stay informed. Ms. Norwood also stated she has hired an independent inspector due to having flood issues in her driveway and home. She noted flooding is a big problem throughout the Eagle Pointe Subdivision.

Shannon McClellan stated she moved into her home in the summer of 2017. She expressed her concerns with flooding as the slightest rain causes flooding on both sides of her home.

Paula Escalante stated she has not had issues with flooding, but has noticed how the street collects a lot of water. She reported her neighbors' yards collect a lot of water when it rains.

Birgetta Stephens stated her home was built in the first phase of Eagle Pointe. The main water line sits within her front yard. When it rains, Ms. Stephens's garage fills up. She has to work like constantly to ensure the water doesn't enter her home. Her concern was that this doesn't happen to new owners.

Chair Cicio inquired if residents are having problems with less than 67% impervious, what would happen with the new phase.

Mr. Fish stated staff would be diligent in following up with the residents' concerns. He also stated there seems to be a separate stormwater issue and it is not staff's perspective that approving the item would cause more problems.

Rick McCoy, an engineer for the Eagle Pointe, Phase III, stated he felt this is a grading issue in the yard of each property. He clarified that his client, Taylor Morrison, did not build the other phases. What the applicant is requesting would not change the design guidelines that the builder should be following to ensure proper grading of each lot. Mr. McCoy also noted the current drainage system for Phase III has been designed for the 67% being requested.

Amended Motion:

Motion by Board Member Proper to amend the motion to provide for a continuance of Ordinance 2019-18 Eagle Pointe PUD Amendment; seconded by Vice Chair Skyzinski.

Motion passed unanimously with all members present voting aye.

5. Recommendation on Resolution 2019-19: Universal Forming Yard Facility Variance Request

City Clerk Wright read the headnote into the record as follows:

A Resolution of the City Council of the City of Groveland, Florida, granting a variance to change the landscape buffer requirement between a M-1 Industrial and R-2 Low Density Residential zoning districts from a Type D (between 40ft. and 80ft.) to a Type A (between 15ft. and 20ft.) as required by Section 133-67 (b) of the City of Groveland's Land Use and Development Regulations; providing for expiration and revocation; and providing for an effective date.

Mr. Fish provided a presentation. He stated as with the previous item, staff and staff consultants would approach the stormwater issues comprehensively.

Board Member Stewart inquired regarding the location of Universal Forming building in relation to the Faith Neighborhood Center. Mr. Fish stated Universal Forming is immediately next door to Faith Neighborhood Center. He reported as a part of the St. John's River Water Management District permit, all of Universal Forming's stormwater is required to go to their on-site retention pond.

Motion:

Motion by Board Member Keogh to recommend Resolution 2019-19 Universal Forming Yard Facility Variance Request to City Council for consideration of approval; seconded by Board Member Taxson.

Public Comment:

Jeff Smith, a resident of Timber Village, stated the residents have had stormwater drainage issues since 2017. Mr. Smith provided photographs depicting the flooding issue.

Board Member Proper asked for clarification that the Board is voting on the landscape buffer type allowed. Mr. Fish confirmed and reiterated that the applicant would not be adding to the current stormwater drainage issue.

Motion passed 5-1, with Chair Cicio voting nay.

Mr. Fish requested agenda items 6 – 15 be read into the record by the City Clerk. Thereafter the items could be discussed. All board members concurred.

City Clerk Wright read the agenda items 6 – 15 into the record as follows:

6. Recommendation on Ordinance 2019-20: Meixsell Property Annexation

An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044 and Section 171.204, Florida Statutes (2019); annexing 15 +/- acres of real property not embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the city manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.

7. Recommendation on Ordinance 2019-26: Meixsell Property Comprehensive Plan Amendment

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use Plan designation from Lake County Industrial to City of Groveland Industrial on the Future Land Use Map for the herein described property; authorizing the City Manager to amend said Comprehensive Plan; repealing all ordinances in conflict herewith; providing for severability and scrivener's errors; providing for an effective date; and providing for the forwarding of this Ordinance to the State of Florida Department of Economic Opportunity.

8. Recommendation on Ordinance 2019-24: Meixsell Property Annexation

An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044 and Section 171.204, Florida Statutes (2019); annexing 5.96 +/- acres of real property not embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the city manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.

9. Recommendation on Ordinance 2019-27: Meixsell Property Comprehensive Plan Amendment

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use Plan designation from Lake County Industrial to City of Groveland Office/Commercial on the Future Land Use Map for the herein described property; authorizing the City Manager to amend said Comprehensive Plan; repealing all ordinances in conflict herewith; providing for severability and scrivener's errors; providing for an effective date; and providing for the forwarding of this Ordinance to the State of Florida Department of Economic Opportunity.

10. Recommendation on Ordinance 2019-25: Meixsell Property Annexation

An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044 and Section 171.204, Florida Statutes (2019); annexing 21.5 +/- acres of real property not embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the city manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.

11. Recommendation on Ordinance 2019-28: Meixsell Property Comprehensive Plan Amendment

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use Plan designation from Lake County Regional Commercial to City of Groveland Mixed Use on the Future Land Use Map for the herein described property; authorizing the City Manager to amend said Comprehensive Plan; repealing all ordinances in conflict herewith; providing for severability and scrivener's errors; providing for an effective date; and providing for the forwarding of this Ordinance to the State of Florida Department of Economic Opportunity.

12. Recommendation on Ordinance 2019-21: Manning Marion C Trust Annexation

An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044 and Section 171.204, Florida Statutes (2019); annexing 22.56 +/- acres of real property not embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the city manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.

13. Recommendation on Ordinance 2019-22: Manning Marion C Trust Comprehensive Plan Amendment

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use Plan designation from Lake County Industrial to City of Groveland Industrial on the Future Land Use Map for the herein described property; authorizing the City Manager to amend said Comprehensive Plan; repealing all ordinances in conflict herewith; providing for severability and scrivener's errors; providing for an effective date; and providing for the forwarding of this Ordinance to the State of Florida Department of Economic Opportunity.

14. Recommendation on Ordinance 2019-33: Raney Holdings LLC Annexation

An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044 and Section 171.204, Florida Statutes (2019); annexing 5.66 +/- acres of real property not embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the city manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.

**15. Recommendation on Ordinance 2019-34: Raney Holdings LLC
Comprehensive Plan Amendment**

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use Plan designation from Lake County Industrial to City of Groveland Industrial on the Future Land Use Map for the herein described property; authorizing the City Manager to amend said Comprehensive Plan; repealing all ordinances in conflict herewith; providing for severability and scrivener's errors; providing for an effective date; and providing for the forwarding of this Ordinance to the State of Florida Department of Economic Opportunity.

Mr. Fish stated at the directive of the City Manager, staff reached out to various property owners to get more properties annexed into the City of Groveland. Mr. Fish provided a presentation for each property.

Motion:

Motion by Board Member Taxson to recommend agenda items 6 – 15 to City Council for consideration of approval as follows: Ordinance 2019-20: Meixsell Property Annexation; Ordinance 2019-26: Meixsell Property Comprehensive Plan Amendment; Ordinance 2019-24: Meixsell Property Annexation; Ordinance 2019-27: Meixsell Property Comprehensive Plan Amendment; Ordinance 2019-25: Meixsell Property Annexation; Ordinance 2019-28: Meixsell Property Comprehensive Plan Amendment; Ordinance 2019-21: Manning Marion C Trust Annexation; Ordinance 2019-22: Manning Marion C Trust Comprehensive Plan Amendment; Ordinance 2019-33: Raney Holdings LLC Annexation; Ordinance 2019-34: Raney Holdings LLC Comprehensive Plan Amendment; seconded by Board Member Stewart.

Public Comment:

Jimmy Crawford, representing Raney Holdings, LLC, and the Manning application, offered to answer any questions the Board may have.

Motion passed unanimously with all members present voting aye.

RECESS 4:47 P.M.

RECONVENE 4:54 P.M.

OLD BUSINESS

Mr. Fish requested agenda items 1 and 2 be read into the record by the City Clerk; thereafter the items could be discussed. All board members concurred.

City Clerk Wright read the Agenda Items 1 and 2 into the record as follows:

1. Recommendation on Ordinance 2019–06 Village Park Comprehensive Plan Map Amendment

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use plan designation from City of Groveland Industrial and Conservation to City of Groveland Mixed Use and Conservation on the Future Land Use Map for the herein described property; authorizing the City Manager to amend said comprehensive plan; repealing all ordinances in conflict herewith; providing for severability; providing for an effective date; and providing for the forwarding of this ordinance to the State of Florida Department of Economic Opportunity.

2. Recommendation on Ordinance 2019-07 Village Park Planned Unit Development

An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, assigning a zoning designation of City of Groveland Planned Unit Development (PUD) for the hereafter described lands within the City of Groveland, Florida; owned by Groveland SR19, LLC, and located east of State Road 19 and south of U.S. Hwy 27 in Groveland, Lake County, Florida, providing for directions to the City Manager; providing for severability; providing for an effective date.

Mr. Fish provided a presentation for Items 1 and 2.

Jimmy Crawford, representing the applicant stated the land use should be changed from Industrial. He provided information to illustrate how Mixed-Use would be supported, more so than the current Industrial land use.

Board Member Stewart asked for clarification regarding workforce housing. Mr. Crawford stated housing under \$250,000.

Vice Chair Skyzinski inquired about the entrance of the proposed development in relation to the on-ramp for SR 19. Mr. Crawford stated the entrance would be at the south end of the property and an additional turning lane would be needed.

Board Member Proper stated the capacity for the City's roads, utility systems, and schools need to be considered when voting on adding more homes.

Mr. Fish reported staff takes into consideration all of the projects that have been approved but have not started construction. He clarified this is why staff does not recommend the change to PUD. However, staff is willing to work with the applicants to figure out a fair use for their property.

Board Member Stewart inquired of Mr. Crawford if he thought it would be fair to work with staff and bring the item back. Mr. Crawford agreed it was fair to work with staff on a compromise. Board Member Stewart also expressed her concern for safety with the residential development in that area. Chair Cicio supported denial of the applications.

Motion:

Motion by Board Member Proper to table Ordinance 2019-06 Village Park Comprehensive Plan Map Amendment and Ordinance 2019-07 Village Park Planned Unit Development for two (2) months; seconded by Board Member Stewart.

Public Comment:

Lee Johnson stated he lives near the proposed property and he is concerned with traffic safety on SR 19. He also added that areas change and with the proper planning, the market would adjust itself to support Industrial land use.

Robert Brown stated not to give up the Industrial property because the City would not be able to get it back. He felt the Ford Commerce Park was not marketed properly, and the Kroger project would create more small businesses.

Marty Proctor stated if this project is approved, more residential developments would be proposed with a legal expectation to have their projects passed. He noted there is enough homes coming in the pipeline. Mr. Proctor suggested the Board follow staff recommendation.

Motion passed 5-1, with Chair Cicio voting nay.

PUBLIC COMMENTS

None.

BOARD MEMBER COMMENTS

Vice Chair Skyzinski suggested a Workshop Planning Session be held in conjunction with City Council. Staff Designee Tim Maslow stated a workshop would be considered. Mr. Maslow mentioned that a 6-12 month work program made up of several work sessions is likely to be rolled out in the next two months.

Board Member Taxson inquired about limiting the number of times a project can be continued. Chair Cicio inquired about putting the item on the next agenda. Mr. Maslow stated fee schedules, processes, rules, and procedures would be discussed at the next meeting.

ADJOURNMENT

Motion:

Motion by Board Member Taxson to adjourn the meeting at 6:08 p.m.; seconded by Board Member Proper.

Motion passed with all members present voting aye.



Attest:

Dominic Cicio, Chair

Ciara Bender, Recording Secretary

June 6, 2019
Meeting Minutes

**City of Groveland
Minutes
Planning and Zoning Board Meeting
June 6, 2019**

The Groveland Planning and Zoning Board held a Meeting on Thursday, June 6, 2019 in the E.L. Puryear Building, located at 243 South Lake Avenue, Groveland, FL 34736. Chair Dominic Cicio called the meeting to order at 3:00 p.m. The following Board Members were present: Richard Skyzinski, Vice Chair; Keith Keogh; Robert Proper; and Martin Taxson. City Officials present were Tim Maslow, Staff Designee; Virginia Wright, City Clerk; Anita Geraci-Carver, City Attorney; and Ciara Bender, Recording Secretary. Also present was T.J. fish, Senior Planner. Absent: Board Members Felicia Stewart, Bill Mathias, and Chief Shawn Ramsey.

PRESENTATIONS

None.

CONSENT AGENDA

1. Approval of April 4, 2019 Planning & Zoning Board Meeting minutes.

Motion:

Motion by Board Member Taxson to approve April 4, 2019 Planning & Zoning Board Meeting Minutes; seconded by Board Member Keogh.

Motion passed unanimously with all members present voting aye.

OLD BUSINESS

None.

NEW BUSINESS

1. Recommendation on Ordinance 2019-23: Marion C. Manning Trust Rezoning

Recording Secretary Bender read the headnote into the record as follows:

An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, rezoning from Lake County Industrial to City of Groveland Planned Unit Development (PUD) or the herein described property within the City of Groveland, Florida, owned by Marion C Manning Trust, and located on Lewis Grove Road, west of SR 19, Groveland, Lake County, Florida; directing the City Manager to amend the zoning map as herein provided after the passage of this ordinance; providing for severability; repealing all ordinances in conflict herewith; and providing for an effective date.

T.J. Fish, Senior Planner, provided a PowerPoint presentation for this item.

Board Member Keogh inquired about the item going from Lake County Industrial to City of Groveland Planned Unit Development. Mr. Fish explained that the PUD is being requested to ensure that all zoning rights are retained from the Lake County zoning. Tim Maslow, Staff Designee, added that it is an Industrial PUD being requested.

Motion:

Motion by Board Member Keogh to recommend Ordinance 2019-23: Marion C. Manning Trust Rezoning to City Council for consideration of approval; seconded by Board Member Proper.

Public Comment:

None.

Motion passed unanimously with all members present voting aye.

2. Recommendation on Ordinance 2019-35: Raney Holdings, LLC. Rezoning

Recording Secretary Bender read the headnote into the record as follows:

An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, rezoning from Lake County Industrial to City of Groveland Planned Unit Development (PUD) for the herein described property within the City of Groveland, Florida, owned by Raney Holdings LLC, and located at the intersection of Independence Blvd. and Lewis Grove Road, west of SR19, Groveland, Lake County, Florida; directing the City Manager to amend the zoning map as herein provided after the passage of this ordinance; providing for severability; repealing all ordinances in conflict herewith; and providing for an effective date.

Mr. Fish provided a PowerPoint presentation for this item.

Motion:

Motion by Board Member Proper to recommend Ordinance 2019-35: Raney Holdings, LLC, Rezoning to City Council for consideration of approval; seconded by Board Member Keogh.

Public Comment:

Applicant Jimmy Crawford, Esq. commented that Mr. Raney is a well-known large employer in the City of Groveland. Attorney Crawford advised that, with the annexation of this property, all of Mr. Raney's facilities would be within the City of Groveland. Attorney Crawford also thanked the Board and staff members for their assistance with the projects.

Motion passed unanimously with all members voting aye.

3. Recommendation on Ordinance 2019-37: Groveland Property Investment, LLC. Annexation

Recording Secretary Bender read the headnote into the record as follows:

An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044 and Section 171.204, Florida Statutes (2019); annexing 9.8+/- acres of real property not embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the city manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County,

and the Secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.

Mr. Fish provided a PowerPoint presentation for this item.

Chair Cicio inquired if all of the applicant's property would be annexed. Mr. Fish stated yes.

Motion:

Motion by Board Member Keogh to recommend Ordinance 2019-37: Groveland Property Investment, LLC. Annexation to City Council for consideration of approval; seconded by Vice Chair Skyzinski.

Public Comment:

None.

Motion passed unanimously with all members voting aye.

4. Recommendation on Resolution 2019-36: BWC Truss Variance 2

Recording Secretary Bender read the headnote into the record as follows:

A Resolution of the City Council of the City of Groveland, Florida, granting a variance to reduce the rear setback as required by Section 153-155(e) of the City of Groveland's Land Use and Development Regulations to a 7.5' rear setback; providing for expiration and revocation; and providing for an effective date.

Mr. Fish provided a Power Point presentation for this item.

Board Member Taxson asked what the distance is between the future path (FDOT Coast to Coast Trail) and the applicant's first building. Mr. Fish stated 8'-10' and there would also be a hedge between the two.

Chair Cicio asked how much different this request is from the previous variance request made. Mr. Fish stated that the difference is allowing the applicant to go closer to the rear property line.

Board Member Keogh wanted to clarify the owner of the property would be selling a portion of their land and would incur revenue from FDOT, but still wanted to move the buffer back. Mr. Fish stated it is the buyer who wants to move the buffer back to develop the parcel. Mr. Fish also stated the Final Plat would follow this Variance Request at the next City Council Meeting, and would depict the reserved 60' for the FDOT Coast to Coast Trail.

Motion:

Motion made by Board Member Proper to recommend Resolution 2019-36: BWC Truss Variance 2 to City Council for consideration of approval; seconded by Board Member Skyzinski.

Public Comment:

None.

Motion passed unanimously with all members voting aye.

PUBLIC COMMENTS

None.

BOARD MEMBER COMMENTS

Board Member Keogh stated he was at the last City Council Meeting and they voted to table Resolution 2019-19. Mr. Keogh inquired if this item would need to come back before the Planning and Zoning Board. Mr. Maslow reported that he met with Lake County representatives, the residents and the applicant to come to a solution. Mr. Maslow also stated the applicant decided to withdraw their variance request. City Attorney Anita Geraci-Carver advised items would not need to come back to the Planning and Zoning Board if tabled by the City Council.

Board Member Proper inquired regarding the Future Land Use Maps seven (7) year requirement and if we should be working on this now. Mr. Maslow stated he recently received approval from the State for the Evaluation Appraisal Report (EAR).

Mr. Maslow presented a PowerPoint presentation that outlined the items that would be presented at the next meeting.

Board Member Keogh noted that several people who attended the City Council meeting stated they would like to attend the Planning and Zoning Board Meetings. However, they cannot due to the meetings being held during business hours. He suggested there should be a way for the public to provide feedback. Chair Cicio stated a vote could be taken to adjust the time for some of the meetings moving forward, and maybe some special projects could be held in the evening.

Board Member Keogh inquired regarding the creation of a sunset clause on previously approved projects. City Attorney Geraci-Carver stated it would depend on each individual case, as owners may have vested rights and/or would require due compensation.

ADJOURNMENT

Motion:

Motion by Board Member Proper to adjourn the meeting at 3:50 p.m.; seconded by Board Member Keogh.

Motion passed unanimously with all members voting aye.



Attest:

Dominic Cicio, Chair

Ciara Bender, Recording Secretary