MINUTES OF THE ORANGE CITY PLANNING COMMISSION MEETING, held on
Wednesday, April 04, 2018 at 6:00 p.m. in Council Chambers, 201 N. Holly Avenue, Orange City, Florida.

1. CALL TO ORDER

   The meeting was called to order at 6:00 p.m. by Chair Laputka and roll call was taken.

2. ROLL CALL:

   PRESENT: Chair: Tom Laputka; Commissioners: Martin Harper, Fran Schwartz, Amy Campbell, Michelle Polgar, Vernon Stafford, Staff Members: Rebecca Mendez, Development Service Director; Carol McFarlane, City Planner, William Reischmann, City Attorney, Melani Brown, Deputy City Clerk.

   Absences: Commissioner Sarah Mazzie

3. PLEDGE OF ALLEGIANCE

   Chair Laputka moved Agenda item 5A forward.

   Chair Laputka presented a Certificate of Appreciation of Service award to Frank Wilson.

4. APPROVAL OF MINUTES March 07, 2018

   Commissioner Polgar moved to approve the minutes of the March 07, 2018 Planning Commission meeting, seconded by Commissioner Harper and passed by a 6/0 roll call vote of the Planning Commission.

5. PUBLIC HEARINGS

   None at this time

6. DISCUSSION ITEMS

   A. ORDINANCE NO. 600: An administrative text amendment to the Land Development Code to update the definitions of industrial/manufacturing uses and assign those uses to zoning classifications in certain circumstances.

   William Reischmann, City Attorney, read the title of Ordinance No. 600 into the record.

   Ms. Mendez reminded the Commission that the purpose of this Land Development Code text amendment is to encourage light and craft industrial type business uses within commercial areas. She noted that the zoning code, as currently drafted, is an impediment. The proposed text amendment provides manufacturing definitions based on amount, size, quantity, and impacts of use, instead of relying on specific use types and applies those uses in commercial zoning districts under certain circumstances. Ms. Mendez reviewed all the updated suggested amendments. She noted that staff is
recommending that medium industry be allowed by permitted use in I-1.

A question and answer forum ensued between Commissioners and Ms. Mendez, clarifying the zoning boundaries.

Ms. Mendez stated that staff recommends the Planning Commission find the LDC amendment consistent with the Comprehensive Plan and forward Ordinance No. 600 to City Council for approval at first reading scheduled for May 8, 2018.

Commissioner Polgar moved to forward a recommendation of approval for Ordinance No. 600, which is consistent with the Comprehensive Plan, to the City Council, seconded by Commissioner Schwartz and passed by a 6/0 roll call vote of the Planning Commission.

B. VARI-2-18-1317: A variance request by Robert Careelli, agent for property owner Terry Williams, to allow a reduction in the minimum landscape buffer width to allow construction of a parking lot expansion on the ±3.18 acres of property located at 2740-2756 Enterprise Road, identified as parcel number 8023-00-00-0041, in the CG-2, General Commercial zoning classification.

Mr. Reischmann read the title of Vari-2-18-1317 into the record.

Carol McFarlane, City Planner, presented a detailed PowerPoint presentation (a copy of which is attached and becomes a permanent part of these minutes). Ms. McFarlane provided a brief history of the property. She noted that the applicant would like to extend the parking lot due to the increase of traffic in the area.

Staff recommends that the Planning Commission approve Vari-2-18-1317 with the following conditions:

1. The landscape buffer width is hereby reduced in accordance with the plans dated March 16, 2018, by Michael Wojtuniak, PE. Any further encroachment into the landscape buffer would require approval of a new variance application.

2. The landscape buffer in the project area shall be planted and maintained with landscaping materials that meet, as a minimum, those plantings as required in section 10.5.1.A, landscaped buffers, in the area specified on the landscape plan. Specifically, the site shall provide at a minimum:
   a. Canopy trees shall be planted every 40 feet for a minimum of 4 trees, at least four inch diameter at breast height (DBH) and 15 feet in height at the time of planting.
   b. Four understory trees shall be planted every 100 linear feet of buffer for a minimum of 6 trees, at least two inches DBH and 8 feet in height at the time of planting.
   c. A continuous shrub hedge shall be planted within the buffer along the vehicular use area. The shrub materials shall be at least 2.5 feet in height at the time of planting and obtain a height of three feet within 12 months of planting under normal growing conditions so as to screen a minimum of 75 percent of said parking or vehicular use area.

3. The new parking spaces along Enterprise Road shall be constructed of one construction material.

4. The associated tree removal permit (TREE-2-18-18089) and storm water management permit (STWA-2-18-1318) must be approved before site work commences.
Robert Carelli, contractor and agent for Terry Williams, came forward to answer any questions that the Planning Commission may have.

Chair Laputka asked if the trees will be moved forward. Mr. Carelli replied “yes”.

Mr. Carelli explained the process that will be taken in relocating the scrub oaks and irrigation on the property.

Commissioner Harper moved to approve Vari-2-18-1317, as recommended by staff, seconded by Commissioner Polgar and passed by a 6/0 roll call vote of the Planning Commission.

5. PRESENTATIONS

   A. Frank Wilson Public Service Recognition

   Agenda item 5A was moved forward after the Pledge of Allegiance.

   B. Kathaline Salzano Public Service Recognition

   Ms. Salzano was absent. This item will be forwarded to the next agenda.

6. DISCUSSION ITEMS

   None at this time

7. STAFF/COMMISSION COMMENTS

   Commissioner Campbell stated that it was nice to have the Mayor present at tonight’s meeting.

   Commissioner Schwartz noted that the Mayor’s challenge is over and the awards will be held on April 14th at 10:00 a.m. She also reported that the skate park will open at 11:00 a.m. on the same day.

8. CITIZEN COMMENTS

9. ADJOURNMENT

   There being no further business to discuss, Chair Laputka adjourned the meeting at 6:50 p.m.

RESPECTFULLY SUBMITTED:

Melani Brown
Deputy City Clerk

APPROVED ON

05-02-2018
Date