

Minutes
Planning and Zoning Commission
June 7, 2012 - 10 AM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

Jerry Mills, Chairman
Eddie Green
Michael Loader
Steve Newton
Lindsay Oyewale

Members Absent

Steve Esler, Vice Chairman - excused
Michael Padgett - excused

Others Present

Lonnie Groot, Assistant City Attorney
Russ Gibson, Director of Planning and Development
Dave Richards, Development Services Manager
Chris Smith, Project Planner
John Schultheis, Planning Engineer
Nastassia Barnes, Planning Intern

Mr. Mills called the meeting to order at 10 AM.

Moment of Silence

Pledge of Allegiance

Minutes

Mr. Loader moved to approve the Minutes of the May 17, 2012 Regular Meeting. Mr. Green seconded. Motion carried 4-0.

Public Hearings

Tabled from May 3, 2012 - Public Hearing to consider a Conditional Use request to allow outdoor display of used merchandise for Thrift Mission Outlet at 2613 Orlando Drive. Arthur S. Peloso – property owner and representative.

Mr. Loader moved to remove the Conditional Use request from the table. Mr. Green seconded. Motion carried 4-0. Ms. Oyewale arrived at 10:10 AM.

Present to speak regarding the request were Arthur Peloso (property owner) and Toby Troutman. Mrs. Troutman was concerned about the location and appearance of having used merchandise displayed outdoors and requested to be included in the review of their landscaping plans with staff.

Mr. Green moved to approve the request per staff's recommendation. Ms. Oyewale seconded. Motion carried 5-0.

Hold a Public Hearing to consider a Conditional Use for Urban Infill Redevelopment to re-establish a vehicular repair facility at 1012 Sanford Avenue. Banco Popular North America, property owner; Allen R. Pyle - Allen's Auto Repair, representative.

Present to speak regarding the request were Allen Pyle (applicant) and Toby Troutman. Mrs. Troutman was concerned about the appearance of the property, fencing, landscaping, building color and design.

Mr. Gibson read into the record an email received from Annette McDaniel who lives at 1012 Sanford Avenue.

Ms. Oyewale moved to approve the request per staff's amended recommendation that included eight conditions. Mr. Newton seconded. Motion carried 5-0.

Citizen Participation

None.

Staff Report

At the May 17, 2012 meeting, Mr. Newton reported there was an accumulation of trash and debris along the fence line at the Waste Pro facility at 3705 St Johns Parkway. Mr. Gibson advised the board that Waste Pro was notified and is taking routine measures to keep their site as well as the nearby roadways clear and clean of trash.

At the May 17, 2012 meeting, Mr. Esler commented about U-Haul storing vehicles on their site at Flagship Drive (Rinehart Road) without approval. Mr. Gibson reported that U-Haul is no longer storing vehicles on site and is working with staff to find a temporary location until their approved site on Flagship Drive is constructed.

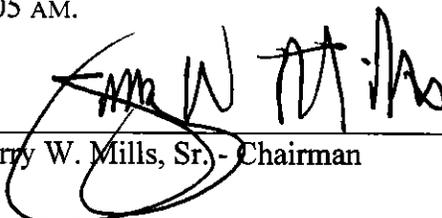
Mr. Gibson informed the board that St Johns River Water Management District issued an exemption letter regarding the need for a stormwater permit in order to build the proposed Sanford Lofts project at 815 French Avenue, the former Police Department site.

Commissioners Reports

Mr. Mills asked staff to determine the status of the house at 812 Sanford Avenue. Mr. Mills also inquired about when staff will facilitate training sessions for the board. The Chairman will get with staff to identify the specific topics as well as schedule for the training session. Mr. Groot offered to give a presentation at the next meeting similar to what he did at a recent Historic Preservation Board meeting.

Adjournment

There being no further business, the meeting adjourned at 11:05 AM.



Jerry W. Mills, Sr. - Chairman