

**Minutes
City of Dunnellon
Planning Commission Meeting
December 15, 2020, 5:30 p.m.**

Chairwoman D'Arville called the meeting to order at 5:35 p.m. and led the Pledge of Allegiance

Roll Call

Members Present: Brenda D'Arville, John Pierpont, David Lancaster, David Short

Members Absent: Lisa Sheffield, Mary Ann Hilton

Staff Present: Lonnie Smith, Patrick Brackins, Lonnie Smith

Proof of Publication: The Agenda was posted on City's website and City Hall bulletin board on Tuesday, December 8, 2020; modified agenda posted on City's website December 14, 2020.

Prior to the first item on the agenda, Chairwoman D'Arville announced a special presentation for departing Community Development Manager, Lonnie Smith. Several members of the public and staff made presentations and spoke of Mr. Smith's excellent work over the past several years and thanked him for his dedication to the city and its citizens. Mr. Smith was presented with a plaque honoring and recognizing his service.

1. Approval of Minutes:

Following a moment to review the minutes, Chairwoman D'Arville called for a motion. Commissioner Lancaster motioned to approve the minutes of the September 15, 2020; October 20, 2020; and November 17, 2020, meeting minutes as submitted. Commissioner Pierpont seconded. The motion passed by unanimous vote, 4-0.

2. Quasi-Judicial Hearing - Appeal Denial of Application for Building Permit 1819-177
Building Permit Application 1819-177, Keith Baxter, 11855 E. Blue Cove Drive, for a deck, denied. Property owner submitted an appeal in accordance with code to be heard by the Planning Commission

Upon request by the appellant, continuance was granted. The hearing was postponed to a future date to be determined.

3. Public Hearing - Solar Farming - LDRs - ORD2020-10 Public hearing for review of comprehensive plan consistency of Ordinance #2020-10 amending land development regulations (LDRs) for Solar Farming by the Planning Commission acting as the Local Planning Agency (LPA)

Chairwoman D'Arville closed the regular meeting and opened the public hearing at 6:16 p.m. Lonnie Smith presented the staff report. There being no public or commissioners' comments, Chairwoman D'Arville closed the public hearing and reopened the regular meeting at 6:23 p.m.

4. RESOLUTION - RES2020-31 for Ordinance ORD2020-10 Solar Farming Resolution #RES2020-31 finding of consistency and forwarding a recommendation of approval to City Council for consideration

Commissioner Lancaster motioned to read Resolution #RES2020-31 by title only. Commissioner Short seconded. The motion passed by unanimous vote, 4-0. Chairwoman D'Arville read the resolution into the record by title as follows:

RESOLUTION #RES2020-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUNNELLON, FLORIDA, SUPERSEDING AND REPLACING PLANNING COMMISSION RESOLUTION #RES2020-23; MAKING RECOMMENDATION TO THE CITY COUNCIL ON PROPOSED ORDINANCE 2020-10, PROVIDING FOR AN AMENDMENT TO THE CODE OF ORDINANCES, APPENDIX "A" OF THE LAND DEVELOPMENT REGULATION, SECTION 7.1, "TABLE OF PERMITTED USES" TO INCLUDE SOLAR FARMS IN SERVICE AND PUBLIC USES; AMENDING SECTION 7.2, "DISTRICT USE DEFINITIONS" TO CREATE A DEFINITION FOR "SOLAR FARM"; AMENDING SECTION 8.16, "AGRICULTURAL (A-1) TO INCLUDE SOLAR FARMS; AMENDING SECTION 8.17, "PUBLIC (P)" TO INCLUDE SOLAR FARM; AMENDING SECTION 9.1, "SPECIAL EXCEPTIONS" TO ADD CONDITION OF APPROVAL FOR SOLAR FARMS; PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

Having read the resolution by title, Chairwoman D'Arville called for a motion to approve, disapprove or approve with conditions. Commissioner Lancaster made a motion to approve Resolution #RES2020-31 for Ordinance #ORD2020-10 and forward to Council for consideration. Commissioner Short seconded. The motion passed by unanimous vote, 4-0.

5. Reports & Updates: Lonnie Smith reported that staff is working with Ken Metcalf to finalize the scope of work for the Historic District Enhancement Plan Technical Assistance Grant awarded to the City by the Department of Economic Development. The scope of work requires certain deliverables which will include joint workshop with Council and Planning Commission. Further information will be provided as it becomes available.

6. Public Comment: None.

7. Adjournment: There being no further discussion or comments, Chairwoman D'Arville called for a motion to adjourn. Commissioner Short made the motion to adjourn the meeting at 6:28 p.m. Commissioner Pierpont seconded. The motion passed by unanimous vote, 4-0.

Respectfully submitted,

Brenda D'Arville
Chairwoman

Teresa A. Malmberg
Recording Secretary