

**Minutes  
City of Dunnellon  
Planning Commission Meeting  
June 16, 2020 at 5:30 p.m.**

Communications Media Technology (CMT) via Zoom Audio Only  
<https://dunnellon.zoom.us/j/94708885066?pwd=VHVYTW1KdHBaSTQ3Z3hRS2VTNGthZz>

Chairwoman D'Arville called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance

Roll Call

Members Present

Chairwoman D'Arville, Vice-Chairwoman Louise Kenny, Lisa Sheffield, Mary Ann Hilton, John Pierpont, Jay Dugan, David Lancaster

Staff Present

Lonnie Smith, Dawn Bowne, Attorney Brackins, Teresa Malmberg

Others Present

Florida Captioning Services; WDLN Radio broadcasting

Proof of Publication

The Agenda was posted on City's website and City Hall bulletin board on Tuesday, June 9, 2020; and, a modified agenda was posted on June 11, 2020.

Staff indicated to Chairwoman D'Arville the need to reschedule the August 18<sup>th</sup> meeting due to a conflict with the primary election scheduled same day. Staff suggested moving forward one week to August 25, 2020. Members agreed by consensus to move the next Planning Commission meeting from August 18, 2020, to August 25, 2020, at 5:30 p.m.

**1. Approval of Minutes:**

Commissioner Hilton motioned to approve the minutes of the April 21, 2020, meeting as submitted. Commissioner Sheffield seconded. The motion was passed by unanimous vote, 5-0.

**2. Solar Farm Presentation and Discussion:**

Chairwoman D'Arville welcomed Allison Megrath. Lonnie Smith provided a brief overview of solar farming noting that solar harvesting is becoming more and more prevalent. Mr. Smith then introduced Allison Megrath who made a presentation on solar farming. Mr. Smith added there is a need for adding code to the city's regulations and comprehensive plan as currently we do not have any solar related policies.

Discussion and questions from Commissioners concerning view shed, protecting residential properties and noticing. Commissioners discussion resulted in several requests for information: asking for examples of the cost-benefit to a community; closest solar facility to Dunnellon; how profitable is Florida for solar farming versus other communities; concern for how many there might be in Dunnellon with no acreage requirement; and other benefits to the community

beyond the increase in ad valorem taxes. Ms. Megrath noted she would follow up and respond via email to staff with information and answers.

Mr. Smith presented and Commissioners discussed the proposed amendments to the comprehensive plan and land development regulations to allow solar farms. Mr. Smith indicated he would add comments from this meeting and bring a draft ordinance when it's ready to the next available Planning Commission meeting where we can actually take it on and review recommendations and consistency.

Chairwoman D'Arville and Commissioners thanked Ms. Megrath for her time and information.

### **3. Airport Zoning:**

Mr. Smith provided an overview of the changes to the Florida statute, 333.03. Commissioners and staff discussed the clear zone, previous restrictions due to the five-mile zone, and the new area is now one-half the length of the longest runway. This keeps the zone much more contained. Staff will bring a proposed ordinance text and map change to the Commission for consideration of correcting the city code to match the state statute.

### **4. Reports & Updates:**

Chairwoman D'Arville reported Council held a public hearing for the wellhead protection ordinance, first reading and passed for transmittal to DEO; and the rezoning for the police department land and building passed and moving on the second reading; they interviewed two potential council members, one being our member, Jay Dugan.

Lonnie Smith and Dawn Bowne reported on a technical assistance grant recently submitted to DEO. This grant is to assist in determining the benefits of and where a town center might be located in Dunnellon.

### **5. Commissioners Planning Items:**

Chairwoman D'Arville mentioned the Department of Agriculture (DOA) grant. Dawn Bowne noted that parking upgrades are happening, but due to staff projects, timing and cost; the city passed on the DOA grant. Discussion continued regarding issues on the river concerning tubers and excessive congestion at the tuber exit. Meetings are being schedule with stakeholders in the city and county to address and develop a multi-phase plan. Chairwoman D'Arville requested someone look into the pond on East Pennsylvania. It is becoming unsightly again and the gator is back and people are feeding it. Dawn Bowne will let Troy Slattery know to contact the county engineering office.

### **6. Public Comment:**

Bill White, Councilman Seat 2, welcomed new members and excited about the ideas and energy, great meeting. Perfect meeting and informative so Council members are aware of where things stand when an item comes to them; the tax credit idea from Commissioner Dugan and Commissioner Lancaster's landscaping ideas all very helpful. Mr. White discussed the issues on the Rainbow River with KP Hole, the tuber concession north of town, the extreme congestion at the tuber exit and the toll on the police department who monitors Blue Run.

**7. Adjournment:**

Commissioner Pierpont motioned to adjourn the meeting at 7:22 p.m. Vice-Chairwoman Kenny seconded. The motion passed by unanimous vote, 5-0.

Respectfully submitted,

Brenda D'Arville  
Chairwoman

Teresa Malmberg  
Recording Secretary

Minutes approved at the July 21, 2020 Planning Commission meeting.