

**Minutes
City of Dunnellon
Planning Commission Meeting
August 25, 2020 at 5:30 p.m.**

Chairwoman D'Arville called the meeting to order at 5:33 p.m. and led the Pledge of Allegiance.

Roll Call

Members Present:

Brenda D'Arville, Lisa Sheffield, Mary Ann Hilton, David Lancaster, David Short

Members Absent:

John Pierpont

Staff Present:

Lonnie Smith, Patrick Brackins, Dawn Bowne, Teresa Malmberg

Proof of Publication: The Agenda was posted on City's website and City Hall bulletin board on Tuesday, August 18, 2020; an amended agenda was posted to the City's website on Thursday, August 20, 2020.

1. Approval of Minutes

Commissioner Hilton made a motion to approve the minutes of the May 19, 2020, meeting as submitted. Commissioner Sheffield seconded. The motion passed by unanimous vote, 5-0.

2. Reports & Updates:

Chairwoman D'Arville welcomed Commissioner David Short to the Planning Commission.

Chairwoman D'Arville called for nominations for Vice Chairman. There being no other nominations, Chairwoman D'Arville nominated Commissioner Lisa Sheffield as Vice Chairwoman. Members passed the nomination unanimously by a 5-0 vote.

Members discussed the vacancy following the resignation of Mrs. Louise Kenny, and they agreed with the likelihood of Council appointing Commissioner Lancaster to full member, and Commissioner Short to 1st Alternate. Chairwoman D'Arville noted this would leave the 2nd Alternate position vacant.

Lonnie Smith reported the First Baptist Church application should be presented to the Planning Commission in October; the city was awarded a technical assistance grant from the Department of Economic Opportunity (DEO) and Ken Metcalf, who many of us have worked with in the

past, will be assisting with the analysis of the historic district and where a town center or something similar might best be located; council and staff will be working on a proposed draft ordinance for Blue Run of Dunnellon Park rules. Members discussed the road repairs as presented by Troy Slattery at a recent council meeting, noting approximately 90% of the roads maintained by the city are in disrepair, and the cost to repair is estimated at \$11 million.

3. Commissioners' Planning Items

Members discussed the need to set out a plan at the next meeting for gathering and reviewing other cities' comprehensive plans. Lonnie Smith discussed the Economic Development Strategy and recommended Commissioners review and determine which goal or goals on which to focus, noting Goal #8, to promote a vibrant downtown, historic district, and commercial district, fits within the technical assistance grant.

4. Code Review Drafts - Lonnie Smith Code Review - Drafts

Lonnie Smith reviewed the proposed amendments to address solar farms, mobile vending and live/work in commercial zones. Members discussed various ideas and recommended the amendment for live/work include a requirement for the business owner to also be the property owner.

5. Public Comment

Dawn Bowne, the City Administrator, thanked the commission for taking time to work with and listen to staff, especially regarding mobile vending. Working together keeping the business community, which is the city's backbone, at the forefront while still allowing commerce.

Bill White, Councilman, Seat 2, said "attending planning commission meetings is time well spent"; three seats open for council, all contested, which is a good thing; he then asked Lonnie Smith, based on the chairwoman's question earlier in the meeting as to why these things were on the agenda and your response was, "just trying to get things in order, looking at things we need to do", then later, as far as solar farms go, you mentioned that there's an application. So, the earlier response to the chairwoman's question should have mentioned the application. Lonnie Smith stated he had it written down to discuss in his notes. Councilman White went on to report the road repair presentation at a recent council meeting was one of the best ever and reviewed costs involved; commented on the wellhead vote, that he is still struggling with certain aspects but the matter passed unanimously; he listed several concerns and noted FGUA's letter was the convincing factor for his vote; and also said Lonnie's information showing the protection zone is actually 1000 feet when taken across the circumference helped his decision; finally, he spoke of council's continuing support and effort to make positive changes for the Rainbow River and Blue Run Park.

Dawn Bowne, the City Administrator, discussed the initial presentation concerning solar farms a couple months back, noting it was clear staff had received a call which started this discussion. Mrs. Bowne said, "From this inquiry, staff found there was no code and saw value in beginning with a presentation to the Planning Commission and moving on from their recommendations and

input. Knowing he [referencing Lonnie Smith] had already presented and had conversations, he was just here to obtain additional insight from the Planning Commission. Staff has been transparent; and since that initial call, an application was received very recently. As staff sees an area in the code that needs to be addressed, they workshop it with the commission. Thank you.” Commissioner Sheffield commented that everyone is moving forward and working together, noting appreciation for staff efforts. Chairwoman D’Arville noted appreciation of the foresight to see how development is changing, indicating the great group of people on commission and council, and an incredible staff.

6. Adjournment

Commissioner Hilton made a motion to adjourn the meeting at 7:40 p.m. Commissioner Lancaster seconded. The motion passed by unanimous vote, 5-0.

Respectfully submitted,

Brenda D’Arville, Chairwoman

Teresa Malmberg, Recording Secretary

Minutes approved at the September 15, 2020 Planning Commission meeting.