

**MINUTES
PLANNING COMMISSION MEETING
CITY OF PARKER
July 2, 2018**

Chairman Christie called the meeting to order at 9:00 a.m.
Chairman Christie gave the Invocation.
Commissioner DeLonjay led the Pledge of Allegiance.

Present: Commission Members DeLonjay, Carroll, Palmer, and Stoneburner and Chairman Christie
Also Present (Staff): City Clerk Rowell, City Attorney Sloan, Planner Bradford, and Tim Whaler, 3TP Ventures.

ITEMS FROM THE AUDIENCE—None

APPROVAL OF MINUTES— On motion of Commissioner Carroll and second of Commissioner DeLonjay, the minutes of the Planning Commission Meeting of June 12, 2018, were approved by a vote of 5 ayes, 0 nays.

AGENDA ITEMS

1. Review Meeting Dates/Schedule—Tim Whaler of 3TP Ventures reviewed the proposed review schedule and meeting dates for the review of the Comprehensive Plan (Plan). The Commissioners agreed that they would meet at 5:00 p.m., on Tuesday, July 10, and that sections 8-10 of the Plan would be reviewed; that the meeting scheduled for July 24 would be a final review of the recommended changes Plan; that the Commission would review the schedule again on July 10 and if additional meetings were needed, they would schedule at that time; that Commissioner Palmer would be absent at the July 10 meeting but would provide feedback on sections 8-10 prior to that. There was discussion about whether the Commission and Council could finish the work in time to get the changes to the State by August 29th, and that if the Commission needed more time, they would take it to ensure a quality product was sent to the State.

2. Review proposed Comprehensive Plan changes—Sections 4-7—Chairman Christie led the members through a page-by-page review of the proposed changes so they could provide comments. Some of the areas specifically discussed were: how much responsibility the City has through its stormwater management system to protect private property from damage; what the threshold percentage is for a structure under improvement before needing to meet current Land Development Requirements (LDR); how the City enforces the Code requirement that all residences be hooked to City water and sewer; how the changes being made to the Plan would be applied to future development only; how the City defines solid waste, garbage and trash, and how it enforces the requirement that all residences have garbage service.

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Commissioner Stoneburner left the meeting due to health issues at about 10:30 a.m.

The Commission continued discussion on: how docks are permitted and who is noticed; making sure that all shoreline construction, including seawalls, is part of section 5 and changing language that requires that state permits be issued before city permits; if mooring of vessels and dredging water bodies should be included in the Plan; how the City's building inspectors submit final inspection information to the City; how the City can protect the Coastal High Hazard Areas from infrastructure placement and increased density and intensity; how private developers would provide public coastal access; . The Commission asked that Ms. Bradford provide a list of residences that were not hooked to sewer, water or both for discussion at a later date.

Commissioner Carroll recommended a brief recess which was agreed to by consensus at 11:28 a.m. The Commission returned from recess at 11:39 a.m.

The Commission discussed points in the Conservation Element and the Recreation and Open Space Element such as the timing of state versus local permits; whether or not the City is requiring water-efficient fixtures in new construction; current public recreation sites in Parker; and the preservation of access to waterfront, even at dead end streets. There were questions about grants and the Triumph funds from the BP spill. Mr. Palmer asked for information on the Triumph funds and Bay County's ability to aid local governments with dredging

Mr. Whaler said that he would incorporate the changes made at the meeting today, and when sections 8-10 were reviewed at the next meeting, he would get the document back to the Commission in time for full review on July 24.

COMMENTS AND ANNOUNCEMENTS— Chairman Christie reminded the Commissioners that the next meeting would be July 10 at 5:00 p.m.

ADJOURNMENT— Chairman Christie adjourned the meeting at 12:23 p.m.


Nancy A. Rowell, City Clerk