Meeting of
THE CITY OF PARKER PLANNING COMMITTEE
June 13, 2023
5:00 pm
PARKER CITY HALL

Vice Chairman Palmer called the meeting to order at 5:00pm

Invocation given by Mr. Stryker

Pledge of Allegiance

Roll Call:
Ms. Hutto – present
Mr. Palmer – present
Mr. Robicheaux – present
Mr. Stryker – present
Mr. Rega – absent

Approval of the minutes
On a motion of Mr. Stryker and a second by Mr. Robicheaux, council approved the minutes from May 9th with the correction of "139 to 39" on page 3.

Ms. Hutto – aye
Mr. Palmer - aye
Mr. Robicheaux – aye
Mr. Stryker - aye

Items from the audience:
None

Regular Agenda

1. Request of parcel division at 719 Arrow Street, Mike Gordon in attendance. Mr. Gordon would like to divide the parcel to build homes in the future. Pat Fousek of 1344 Stratford Ave, questioned future parcel split of larger parcel. Planning committee is only looking at what is presented to them at the moment, not future plans. Mr. Robicheaux moved that Mr. Gordon's application for the division of the lots at 719 Arrow Street be approved as depicted on his application, seconded by Ms. Hutto.

Ms. Hutto – aye
Mr. Palmer - aye
Mr. Robicheaux – aye
Mr. Stryker – aye

2. Discussion of limited temporary industrial privileges – Committee continued to discuss manufacturing omission in the LDR and comprehensive plans currently. Concern over not allowing manufacturing and limiting business that are valuable to the city such as CB Sails that currently is in business in the area. Mr. Robicheaux made suggestions to allow manufacturers in

certain areas such as commercial general parcels, CRA Subarea 1 and 2, must have access to state roads, attach the limited temporary industrial privilege to the parcel and a sale would loose the status, establish rules the owner can look over, Florida Statutes has a list of industrial classifications. Mr. Robicheaux asked for input on other ideas to add to his ideas. Mr. Sloan stated the LDR and comp plan must be definitive and provide information to someone looking to build in Parker. Mr. Sloan feels that a simpler approach would be to allow certain types of businesses to operate in commercial land categories and work on definition of what is commercial. This would allow the comp plan to remain as is, develop a list of what is allowed and define what is not allowed. City of Parker already has an ordinance that regulates sewer discharge from a business. Discussion continued over light industrial use, warehouse use and not allowing waste and noise pollution. Committee will continue to look at the definition of manufacturing for amending the current definition in the LDR, Mr. Sloan stated this is not related to any previous land use amendments that have come before council.

Joe Hofbauer of 5033 Sharon Dr., likes the idea of changing the definition of manufacturing to impact the city going forward, does not want to see damage to residents or property in the city.

Mr. Palmer asked if Fulcrum Lumber would be able to reapply for a truss plant that was previously denied? Mr. Sloan said yes, if the definition allowed such a business or no if the definition did not all such a business.

3. Discussion on how to write a motion and report to accompany a motion to give to council – The committee discussed possibilities of forms to craft during a meeting and vote on the form before adjournment. Motion should be verbatim in the minutes. Discussion over how a motion and vote are reached needs to be conveyed to council. Possibility of a more complete and precise form of minutes. Audio and video of each meeting is available to council and public. Pat Fousek of 1344 Stratford Ave, stated the council can listen to the audio and video. Ms. Hutto stated the council takes an oath to serve the betterment of the city and should take the time to watch the recordings of each meeting. David Vest of 1435 Parkway Dr asked the reason for the need of a written motion by the committee. Mr. Robicheaux was asked to look at a form in Florida Statute previously and asked to look into it. Ms. Hutto said the LDR understanding must be put on the council. A time stamp may be used in the future. Mr. Palmer stated it may have come from a poorly proposed motion he made previously, this could formalize the motion process and make it easier going forward.

Next planning meeting will be July 11, 2023.

Mr. Stryker thanked the clerk for her time with the city.

Mr. Palmer stated he would not be reapplying for the planning committee; he was originally asked by the council to serve and will be vacating his position.

Meeting was adjourned.

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Jami Hinrichs, City Clerk

CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Marty E. Lynn	July 11, 2023

Variance request at 5200 Soule Drive

4. *IS THIS ITEM BUDGETED (IF APPLICABLE)*

YES ☐ NO ☐ N/A X

1. **Requesting a variance for setback to build a 24 by 24 garage on front of home. Garage will be on front of home where carport currently sits.**
2. **Requesting a variance to build ½ foot off property line. Would like to construct a 26 by 35 two story garage.**

Site plan with location of garages attached.