CITY OF PARKER
City Hall
1001 West Park Street
Phone 850-871-4104

Regular Meeting
Of
THE CITY OF PARKER PLANNING COMMITTEE
July 11, 2023
5:00 PM
Located at
Parker City Hall

AGENDA

CALL TO ORDER AT 5:00 PM by Chairman Rega

Invocation – Terry Stryker

Pledge of Allegiance

ROLL CALL
Ms. Hutto – present
Mr. Robicheaux - present
Mr. Stryker - present
Chairman Rega – present

APPROVAL OF MINUTES

On a motion by Mr. Robichaeux and a second by Ms. Hutto, the planning commission approved the minutes for June 13th, 2023, with a correction of wording from "industrial" to "manufacturing".

ITEMS FROM THE AUDIENCE

- **Jake Mearhead 4819/4821 South Lakewood drive**

It was recommended by Ms. Hinrichs that Mr. Mearhead attend the planning commission meeting to request a variance for lots related to height of development relevant to the road due to slope of the land.

Chairman Rega recommends that Mr. Mearhead have an engineer look at his plans as the location he is inquiring about is a watershed area. It was recommended that Mr. Mearhead provide drawings related to the development for further discussion.

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Attorney Sloan advised the council had previously enacted updates to the floodplains ordinance provisions that cannot be waived.

Mr. Mearhead stated that he was not in a floodplain.

Mr. Robicheaux made suggestions as to home construction on piers for Mr. Mearhead.

- **Rich Whitaker requesting provision to build on his property with a 3 versus 5-foot setback.**

- **Pat Fousek 1344 Stratford Avenue**

Ms. Fousek had questions regarding the building or developer order process and steps.

Ms. Fousek requested information on ongoing major projects that had been previously approved by the planning commission and those that are ongoing in the planning process.

Ms. Fousek inquired about gaining information regarding future projects that would reflect positively for Parker.

- **Eddie Ray Eans**

He is interested in opening a restaurant/bar. He is concerned with zoning compliance in MU2. The commission stated that there are no concerns about restaurant/bar development in MU2 so long as they comply with current LDR standards.

REGULAR AGENDA

1. **Variance Request 5200 Soule Drive -Lynn**

Project A

Mr. Lynn has requested a variance to allow for an attached garage that will impact the setback to Soule Drive.

Attorney Sloan recommended that the variance test be applied.

Mr. Rega asked Attorney Sloan to administer the variance test.

Motion to recommend by Mr. Robicheaux and seconded by Mr. Stryker

Ms. Hutto – Aye
Mr. Robicheaux – Aye
Mr. Stryker – Aye
Chairman Rega – Aye

AUDIENCE IMPUT REGARDING AGENDA ITEM 1

Pat Fousek 1344 Stratford Avenue

Ms. Fousek inquired about the tree in the front yard as well as the impervious space of both project A and B combined.

Project B

Mr. Lynn presented an additional variance request for either an attached or detached 2 story garage.

Chairman Rega related the rules regarding the LDR's exclusion of accessory dwelling structures.

Mr. Lynn was advised of setbacks and easement requirements.

Mr. Lynn voluntarily withdraws request for a variance for project B

2. **Discussion of LDR amendment to allow limited manufacturing in certain land use districts - Committee**

Chairman Rega asked that a discussion occur regarding ideas from the commission occur.

Chairman Rega suggested that a level of specificity regarding obnoxious odors be added.

Chairman Rega additionally asked that temperature requirements be addressed.

Mr. Stryker asked about the "word" manufacturing existing in the LDR.

A discussion occurred as to the location of the word and possible adjustments to its application within the LDR.

Chairman Rega questioned the use of the phrase "assembly plant" in the LDR.

Attorney Sloan suggested that this be reviewed under prohibited uses.

Mr. Robicheaux asked that this agenda item be moved forward to the next meeting on August 8, 2023.

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COMMENTS AND ANNOUNCEMENTS

⟶Jake Mearhead 4819/4821 South Lakewood drive

Mr. Mearhead requested to know where he could access the variance test questions. He was instructed that they are found on the City of Parker website.

ADJOURNMENT

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