

**Meeting of
THE CITY OF PARKER PLANNING COMMITTEE
August 9, 2022
5:00 pm
PARKER CITY HALL**

Chairman Rega called the meeting to order at 5pm

Invocation given

Pledge of Allegiance led by Mr. Stryker.

Roll Call:

Ms. Hutto – present

Mr. Palmer – present

Mr. Robicheaux – present

Mr. Stryker – present

Mr. Rega – present

Approval of the minutes

On a motion of Mr. Palmer and a second by Mr. Stryker, council approved the minutes from July 12, 2022.

Ms. Hutto - aye

Mr. Palmer – aye

Mr. Robicheaux – aye

Mr. Stryker – aye

Mr. Rega - aye

Items from the audience: none

Regular Agenda:

- 1. Parcel 25562-000-000 discussion of division** – Mr. Ost may want to build on the waterfront and divide the remained of the parcel for single family homes. Mr. Rega informed him that one acre of land can hold five residential homes, he may need water retention plans. Mr. Ost is looking for affirmation that the parcel can be divided if he buys it. Mr. Sloan reminded everyone that the committee is not an advisory committee, Mr. Ost may want to have a survey done and bring to council. An ordinance can be done that would come to planning then to council for approval. The committee and council would need an application to review for approval. Mr. Ost is allowed to submit an application on the owner’s behalf. Platting may be required, but not for building a single-family home at first then dividing the land. Utility service should be looked at when planning the future builds.

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2. **Review of first 30 pages of Comprehensive Plan** – Mr. Sloan stated the planning committee should look at the comp plan annually, the LDR gives specifics, and the comp plan outlines the districts. The comp plan should not conflict with the LDR. Discussion to change section 1.5, 1.1-7 (to latest version recently adopted by the city by resolution when changed by Tyndall AFB)1.8-2. Committee stopped review at section 3.8.

Mr. Rega discussed land use changes; the planning committee can only recommend to council. Ms. Hutto has concern the land use changes could be driven by monetary gain by developers. Density concerns would be addressed in the development plans. Discussion that delays in land use change could result in better development. Possible development at a previous parcel that the land use was changed may result in hotels and retail stores, which would be a better option. Developers have the right to come to planning and council for reviews. Discussion that the CRA zone will need to show areas of renewal, land scaping and color will be looked at. A development order must show the exact design, the CRA has three subareas. Discussion that if a development order meets the LDR, why would the committee not vote to approve, vote should not be based on opinion or emotion.

3. Discussion of guest speaker from FSU Tallahassee – Mr. Palmer will work on a time for meeting.

Next planning committee will be on September 27, 2022.

Meeting adjourned at 6:31 pm.



Jami Hinrichs, City Clerk