

**Meeting of
THE CITY OF PARKER PLANNING COMMITTEE
September 27, 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 – absent
Mr. Rega – present

Approval of the minutes

On a motion of Mr. Palmer and a second by Mr. Robicheaux, council approved the minutes from August 9, 2022

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

Items from the audience:

Kathleen O'Brien of 1455 Parkway Drive wanted to remind everyone they can get two free trees from the farmer's market downtown and in St. Andrews on October 22nd. Trees are able to be donated to the city.

Regular Agenda:

1. **East Bay Flats:** Buckle and MR. Rankin joined by Zoom, Tim Norris in person. Builder does not have plans to build on the parcels, lease signs out on site. Will not build any more apartments on site. Drainage report has been submitted, copy not in packet but has been sent to engineer for city. Mr. Sloan stated it is not a typical plat map as roads and sewer are not shown. There will be three total lots, deed for decel lane sent, legal descriptions of all three lots requested by Mr. Sloan. LDR requires platting for any parcel divided into three lots. Planning committee recommends council approve the platting as long as final drainage report sent, redraw lots to show "1,2,and 3" and meets and bounds sent.
2. **220 S Tyndall Parkway** – Owner would like to change the laundry mat into a dentist office as his daughter will be opening a practice at the location. Name and information of contractor needed; site plan needed. If no variance needed, proper permit obtained and site plan completed, planning would recommend approval to council. Concern over setbacks and stormwater mitigation, if information is not received from the contractor the plans may need to come back to the planning committee for approval.

3. **730 West Street** – Owner Larry Wildhaber applied for a variance due to lot size being 7492 square feet and LDR requires a lot to be 7500 square feet to build a house on it. Requesting a variance for lot to be buildable as he sells the lot so the next owner may build. Mr. Sloan read the variance test; question number 1 relates to economic difficulty. Selling lot makes it an economic difficulty. Discussion that a 1200 square foot typical home would fit on the lot and meet setbacks. No survey provided. Calculations provided by Mr. Robicheaux indicate the lot may only be 0.1632 of an acre which equates to 7110 square feet, smaller than originally thought. Suggested owner obtain a survey for true square footage.

Task List:

1. **FSU guest speaker** – Mr. Palmer will speak with instructor on Tuesday and get meeting dates set.
2. **LDR discussion** – Mr. Rega was out of town, recapped what council and planning discussed at last meeting. Mobile home lot sizes will be 5000 not specifically 50X100. RV may be in the front yard if homeowner can show it is not possible to park in rear or side, just not in the right of way. Mobile home parks have three years to pave the roads inside the parks. Site plans from mobile home parks have been requested by the city via a letter.
3. **Comp Plan Review**- Review of comp plan, discussion of sections 6 and 7.

Closing remarks:

Would like new website to include the agenda and supporting documents that are sent to council and planning committee. Next meeting will include comp plan sections 8.2 thru 10.1, planning committee should review it prior to meeting.

Next planning committee will be on October 11, 2022. Clerk will be at a conference, Melissa Correia will fill in.

Meeting adjourned at 6:15 pm.



Jami Hinrichs, City Clerk