Planning and Zoning Commission Minutes
July 1, 2021
Council Chambers
6:00 PM

MAITLAND FLORIDA

I. CALL TO ORDER

Chairman Holloway called the meeting to order at 6:04 p.m.

Present:	**4 -**	**Chairman Keith Holloway, Vice-Chair Matthew Lamb, Commissioner Glen S. Jaffee, Commissioner Kathleen McIver**
Remote:	**0 -**	
Absent:	**1 -**	**Commissioner Jamie Kay Bennett**

Also present were Dan Matthys, AICP (Community Development Director), Barrett Chaix, AICP (Senior Planner), and Drew Smith (City Attorney).

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

1. APPROVAL OF MINUTES OF PREVIOUS MEETING

A motion was made to approve the April 15, 2021 Planning and Zoning Commission Workshop minutes as drafted.

RESULT:	**APPROVED**
MOVER:	**Vice-Chair Matthew Lamb**
SECONDER:	**Commissioner Kathleen McIver**
AYES:	**Lamb, McIver, Jaffee, Holloway**
NAYS:	**None**

2. APPROVAL OF MINUTES OF PREVIOUS MEETING

A motion was made to approve the May 20, 2021 minutes as drafted.

RESULT:	**APPROVED**
MOVER:	**Vice-Chair Matthew Lamb**
SECONDER:	**Commissioner Kathleen McIver**
AYES:	**Lamb, McIver, Jaffee, Holloway**
NAYS:	**None**

IV. PUBLIC PERIOD

Chairman Holloway opened the Public Period. There being no one who wished to be heard, Chairman Holloway closed the Public Period.

V. PUBLIC HEARING

1. PUBLIC HEARING

A. COMMUNITY MEETINGS

PETITION 2021-01 (SUB) VENTRIS LANE SUBDIVISION

Chairman Holloway asked if any Commissioner needed to declare and ex-parte communication or conflicts. Commissioner Jaffee declared a conflict of interest and therefore abstained from the case and exited Council chambers.

Barrett Chaix, Senior Planner, introduced the case and gave a presentation outlining the history of the property and the proposed preliminary subdivision. Chairman Holloway asked if there were any questions for staff. Being none at this time, Chairman Holloway asked if the applicant was present and wanted to speak. The applicant, Doved Sexter, and his engineer, Tuan Huynh (Regional Consultant Engineering) provided an overview of the project and the changes made from the previous application which was withdrawn. Chairman Holloway asked if there were any questions for the applicant. Commissioners Lamb and McIver asked about driveway connections, the drainage system, and water quality treatment.

With no further questions from the Commission, Chairman Holloway opened the public hearing. The following members of the public spoke:

1. Dan Dehart, 465 Piney Croft Lane, spoke in favor of the project but had concerns regarding the condition and width of Ventris Lane, stormwater impacts, traffic, and sound barrier.
2. Guy Neff, 3 Shadow Lane, spoke about drainage and condition of street
3. Sue Gilman, 241 Quayside Circle, spoke about ensuring the City protects the neighborhood and echoed Mr. Dehart. She also asked about the lot sizes.
4. Leslie Devitt, 445 PIney Croft Lane, spoke about same concerns as Mr. Dehart and noise.
5. John Van Werrt, 460 E. Ventris Lane, spoke about drainage, width of road and home orientation.
6. Sharon Alexion, 470 Manor Road, spoke about width of road
7. Karen Estrin, 450 Ventris Lane, spoke about sewer line and easement, sidewalk to nowhere
8. Mark Estrin, 450 Ventris Lane, spoke in opposition to process of 3 minutes to speak and engineering plan is all wrong and road is too small.

There being no further members of the audience wishing to speak, Chairman Holloway closed the public hearing and allowed the applicant to respond to the questions heard by the public. After answering questions, Chairman Holloway brought it back to the Commission for discussion and recommendation. The Commission directed Staff to consider the following items in their review and recommendation:

1. DRC require connection of proposed sidewalk to existing sidewalk west of the proposed Lot 4
2. Providing for a pull off area for cars on narrow road
3. Quality and effectiveness of swale
4. Landscape meeting standards
5. Ensure the proposed drainage system works
6. Fertilizer into lakes
7. Ensure truck turning radius meets code and if cars park on street
8. Concerns with construction and street parking
9. Sound attenuation
10. Any public concerns heard at the public hearing (as noted above in the public comments).
11. Perhaps more stringent stormwater standards

A motion was made to forward the comments outlined above to staff to consider in their review and recommendation prior to coming back to P&Z for recommendation to Council.

RESULT:	**APPROVED**
MOVER:	**Vice-Chair Matthew Lamb**
SECONDER:	**Commissioner Kathleen McIver**
AYES:	**Lamb, McIver, Holloway**
NAYS:	**None**
ABSTAIN:	**Jaffee**

VI. OLD BUSINESS

Staff discussed any old business, which included an update on the status on the Land Development Code.

VII. NEW BUSINESS

Staff discussed any new business including projects in review.

VIII. ANY OTHER BUSINESS THE BOARD DEEMS ADVISABLE

None

IX. ADJOURNMENT

There being no further business to come before Commission Chairman Holloway the adjourned the meeting at 7:43 PM.

Chairperson   Date July 29, 2021

Attest   Date 7/29/2021