



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



I. CALL TO ORDER

Chairman Hollway called the meeting to order at 6:00 PM.

Present: 5 - Commissioner Jamie Kay Bennett, Chair Keith Holloway,
Commissioner Glen S. Jaffee, Vice-Chair Matthew Lamb,
Commissioner Kathleen McIver

Remote: 0 -

Absent: 0 -

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

II. MEETING MINUTES

1. MEETING MINUTES

Approve Minutes from Feb. 4, 2021, meeting.

RESULT: Tabled

MOVER: Commissioner Kathleen McIver

SECONDER: Vice-Chair Matthew Lamb

AYES: Jamie Kay Bennett, Keith Holloway, Glen S. Jaffee,
Matthew Lamb, Kathleen McIver

NAYS: None

2. MEETING MINUTES

Planning and Zoning Commission - Workshop - Feb. 18, 2021

RESULT: Approved

MOVER: Commissioner Kathleen McIver

SECONDER: Commissioner Jamie Kay Bennett

AYES: Jamie Kay Bennett, Keith Holloway, Glen S. Jaffee,
Matthew Lamb, Kathleen McIver

NAYS: None

3. MEETING MINUTES

Planning and Zoning Commission - Workshop - Mar. 4, 2021

RESULT: **Approved**

MOVER: **Commissioner Kathleen McIver**

SECONDER: **Vice-Chair Jamie Kay Bennett**

AYES: **Jamie Kay Bennett, Keith Holloway, Glen S. Jaffee,
Matthew Lamb, Kathleen McIver**

NAYS: **None**

4. MEETING MINUTES

Planning and Zoning Commission - Workshop - Mar. 18, 2021

RESULT: **Approved**

MOVER: **Commissioner Kathleen McIver**

SECONDER: **Commissioner Jamie Kay Bennett**

AYES: **Jamie Kay Bennett, Keith Holloway, Glen S. Jaffee,
Matthew Lamb, Kathleen McIver**

NAYS: **None**

III. PUBLIC PERIOD

Chairman Holloway opened the Public Period for non-agenda items, there being no one who wished to speak, Chairman Holloway closed the Public Period.

IV. PUBLIC HEARING

1. PUBLIC HEARING

A. COMMUNITY MEETINGS

Staff (B. Chaix) gave a presentation of Petition 2021-03 (SPR) 425 Sybelia Parkway North-- Maitland Fitness outlining an overview of the application including property history and the process for site plan approval. P&Z asked a few questions. The applicant (Gary Jensen) and the team gave a presentation of the request and showed a brief video of the proposed project. Other speakers on the developer's team include Mark Jensen (applicant), David Miller (architect), and Steve Allen (engineer).

Upon conclusion of the applicant's presentation, the Chairman brought it back to P&Z for questions. Questions included clarification of topography. With no other questions, the Chairman opened the public hearing. The following members of the public spoke:

1. Michelle Rencoret 541 Minnehaha Rd. - spoke in opposition and stated 16 neighbors, not in support. Prefers parking in rear and building up front. Concerns

about traffic.

2. William Conroy - 419 Minnehaha Rd. - spoke in opposition about the applicant's talk with neighbors.

Seeing no one else to speak from the public, the Chairman closed the public hearing and brought it back to the Commission for questions or discussion. After general discussion, the Planning and Zoning Commission gave the following direction to Staff to consider during their review:

1. Applicant has done due diligence to justify the waivers and the intent of the code.
2. If there is potential for roof-top activities, look at noise impacts.
3. Clarification on mix of uses for the proposed development.
4. Examination of traffic and circulation patterns.
5. Impact on surrounding properties, such as the Montessori school.
6. Staff analysis on the justification (pros and cons) of development if located along the street versus near the retention pond.
7. Does the request meet the intent of the Downtown Maitland (DM) district.
8. Whether the proposal is one with the least waivers.
9. Impacts on the City lift station.
10. Consideration of project of waterfront property and noise.
11. Table comparing waiver (what is required and what is provided).

RESULT: Direct DRC to review this application and take particular attention to the items listed.

MOVER: Commissioner Glen S. Jaffee

SECONDER: Vice-Chair Matthew Lamb

AYES: Jamie Kay Bennett, Keith Holloway, Glen S. Jaffee, Matthew Lamb, Kathleen McIver

NAYS: None

V. OLD BUSINESS

Mr. Chaix reported the status of 3 project to P&Z: Gem Lake PD, Maitland Concourse North (Lot 2) and Maitland Market.

1. OLD BUSINESS

Chairman Holloway excused City Attorney Smith and the Commission continued to discuss comments on the draft LDC, Module 2B.

VI. NEW BUSINESS

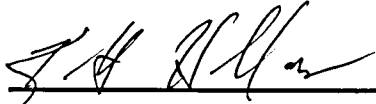
None

VII. ANY OTHER BUSINESS THE BOARD DEEMS ADVISABLE

None

VIII. ADJOURNMENT

Chairman Holloway adjourned the meeting at 8:29 PM.


Chairperson

May 27, 2021
Date


Attest

May 28, 2021
Date