



**Planning Commission Workshop
Minutes
January 17, 2019
5:30 p.m.**

Robert Froehling- Chairman
Keith Raym- Vice Chairman
Doug Smith
Max Barnes
Charles Botts - Alternate #1



Greg Acker
Charles Kish
Phillip Jannarone
Randy Martin-Alternate #2

The meeting was called to order at 5:30 p.m.

1. Roll Call – Doug Smith, Phillip Jannarone, Robert Froehling, Keith Raym, Randy Martin, and Charles Kish. (Charles Kish joined the meeting at 5:34 p.m.).
Absent: Max Barnes, Charles Botts, and Greg Acker.
Staff present: Assistant City Manager Jack Dumas and Deputy Clerk Lisa Morris.

2. Moment of Silence _Chair Froehling led in a moment of silence.

3. Pledge of Allegiance – Chair Froehling led in the recital of the Pledge of Allegiance.

4. Citizen Input – None.

5. Workshop Discussion –

I. Discussion of setback requirements, Land Development Code, Chapter 4, Section 4.02.02, specifically Waterfront setbacks.

Staff liaison Dumas provided the Commissioners with information related to the current setback requirements.

Chair Froehling asked an audience member about a pool enclosure built on a neighboring property.

Edward Skehan of Crystal River - stated the neighbor building the elevated pool enclosure in the setback ruined Skehan's view of the water.

Commissioner Kish stated that he was against anything above 30 inches being put in the 25-foot setback that would impinge the view down shoreline.

The commission discussed things that they are against allowing in the setback.

Vera Martin*, Crystal River - made a statement regarding fencing around property.

Jennifer Tirpek*, Crystal River - recommended to the Commission that the required impervious surface ratio for the property be included for anything placed in the setback.

*(Ms. Martin and Ms. Tirpek made several suggestions to the Commission throughout the workshop on the topics of discussion).

Commission discussion: Commission discussed the need to decide if anything should be allowed in the setback and if so what would be allowed.

Commissioner Jannarone noted that the County setback is more restrictive than that of the City of Crystal River.

The Commissioners discussed the current landlocked property setback requirements. It was noted that the current setback for land locked properties is 5-foot. on the sides and rear of the property unless the property line abuts a roadway, then it is 25-foot.

The Commission resumed discussion of the waterfront setbacks and water retention rules on properties; followed by discussion on variances, permitting, and zoning.

The commission discussed numerous options to allow some sort of construction within the 25-foot setback of waterfront properties and discussed what types of things would be allowed. The Commissioners agreed that the impervious surface ration needs to be maintained for the property..

Liaison Dumas will put together some numbers for the Commissioners for the next meeting. The Commissioners will also consider this and bring forward ideas and recommendations for the next meeting.

II. Discussion to amend Appendix A, Chapter 9, Section 9.02.02 - Required findings for a grant of a variance.

Liaison Dumas provided the Commissioners with information related to the current language and proposed language changes for the 10 criteria required to be met in order to receive a variance.

The commissioners discussed the 10 criteria required for a variance. The Commission came to a consensus that they “liked the way the variance wording is currently” and wanted to retain the current wording of Appendix A, Chapter 9, Section 9.02.02.

Commissioner Kish requested on the exact number of variances that have been approved by the Commission.

6. Staff Comments –

7. Commissioner’s Comments –

Charles Kish – None.

Doug Smith – None.

Phillip Jannarone – Commissioner Jannarone stated when the rules are lessened it opens a pandora’s box. Commissioner Jannarone noted that he received a code violation letter. Commissioner Jannarone stated when the RV law was changed from being the same as boats and trailers it caused lots of problems.

Keith Raym – Commissioner Raym asked if there are any consequences for removal of a berm after a Certificate of Occupancy is issued for a property.

Randy Martin – None.

8. Chairman's Comments – Chairman Froehling made statement regarding certain council members looking to change the vacation rental ordinance. Chair Froehling expressed great concern regarding council members proposing changes to the short-term rental ordinance.

9. Adjournment – Chair Froehling made a motion to adjourn; Vice-chair Raym seconded the motion. Motion carried 6-0. Meeting adjourned at 7:37 p.m.

Attest:

Lisa Morris

