

Planning Commission Minutes
April 4, 2024 - 5:30 p.m.

Daniel Grannan – Chair
Tonia Herring
Richard Laxton
Deborah MacArthur Anderson
Karen Cunningham



Terry Thompson– Vice Chair
Larry Schenavar
Alternate 1 – Gregory Acker
Alternate 2 – Kimberly Salter
Chuck Dixon – School Board*

1) Call to Order

2) Roll Call

Commissioners Present: Daniel Grannan, Richard Laxton, Deborah MacArthur Anderson, Larry Schenavar.

Commissioners Absent: Tonya Herring, Karen Cunningham, Gregory Acker, Kimberly Salter, Terry Thompson.

3) Moment of Silence was led by Chairman Grannan

4) Pledge of Allegiance was led by Chairman Grannan

5) Adoption of Agenda- Motion to adopt the agenda was made by Chairman Grannan; seconded by Commissioner Schenavar- **Motion carried 4-0**

6) Approval of Minutes: March 7th, 2024- Motion to approve minutes of March 7, 2024, was made by Chairman Grannan; seconded by Commissioner Schenavar- **Motion carried 4-0**

7) Citizen Input: 3 minutes- None

8) Public Hearings:

- A.) **Conduct a Public Hearing for APPLICATION NO. PV24-0001 brought by Chris and Beth Ensing** – This application is brought by Chris and Beth Ensing who propose to develop a single-family residence with a detached garage and are requesting multiple Variances of the City of Crystal River Land Development Code (LDC) to allow for 1) a single-family residence having less than the minimum required 25-foot building to front-yard line setback, pursuant to **Section 4.02.02 Standards for buildings and building placement (setbacks)**, of the LDC; and 2) to allow for an accessory detached garage having less than the minimum required 25-foot building to side, adjacent-to-street line setback, and to exceed the maximum allowed 16 feet in height, pursuant to **Section 5.01.02 Accessory building and structures in all zoning districts**, of the LDC, at 1004 NE 3rd Avenue, Crystal River.

Staff Presentation: Jenette Collins, Growth Management Director presented the application to the commission. Mrs. Collins detailed how under the current code staff could not support this proposal since the applicant could redesign the home and the detached garage to eliminate or minimize the

NOTICE TO PUBLIC

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Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, City Manager's Office, 123 N. W. Highway 19, Crystal River, FL 34428 (352) 795-4216, at least two (2) days prior to the meeting.

desired variances, however, the existing topography and preservation of trees do warrant consideration. Mrs. Collins did indicate that the proposal was consistent with the current draft of the new form-based code, not yet adopted.

Commissioner Discussion: Commissioners discussed the consistency of the new code and how it would apply to this request. Commissioner Schenavar questioned the amount of fill dirt to be used.

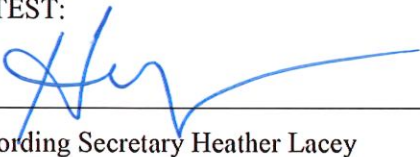
Applicant presentation: Brought by Chris and Beth Ensing: Mr. Ensing addressed consistency with community goals and how the proposed form-based code will apply to this project. He discussed the unique property conditions and how his proposal would reduce the amount of fill (In response to Commissioner Schenavar's question). He emphasized how the placement of this project will allow the maximum number of mature trees on the property to be preserved. Additionally, Mr. Ensing stated that the proposed detached garage would not exceed the height of the proposed home, which is in line with the current draft of the proposed code.

Commissioner Discussion: No further questions. A motion for approval was made by Commissioner Laxton; seconded by Commissioner Schenavar- **Motion Carried 4-0**

- 10.) Unfinished Business- None
- 11.) New Business - None
- 12.) Citizen Input: 5 minutes- None
- 13.) Staff Comments- None
- 14.) Commissioner's Comments- None
- 15.) Chairman's Comments- None
- 16.) Adjournment- Motion to adjourn the meeting was made by Chairman Grannan: and seconded by Commissioner Laxton. **Motion carried 4-0** Adjourned at 6:03 P.M.

*Appointed by School Board pursuant to §163.3174, Florida Statutes.

ATTEST:



Recording Secretary Heather Lacey



Chairman Daniel Grannan

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