

CITY PLAN BOARD MINUTES

October 27, 2016 6:30 PM
City Hall Auditorium
200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Bob Ackerman (Vice-Chair)	Rob Hyatt (School Board Representative)	Dean Mimms
Erin Condon (Chair)		Andrew Persons
Adam Tecler		Wendy Thomas
Terry Clark		Sean McDermott
Stephanie Sutton		
Bryan Williams		

I. Roll Call

II. Approval of Agenda *(Note: order of business subject to change)*

Motion By: Bob Ackerman	Seconded By: Dave Ferro
Moved To: Approve the agenda	Upon Vote: 7-0

III. Approval of Minutes: September 22, 2016

Motion By: Adam Tecler	Seconded By: Terry Clark
Moved To: Approve the minutes	Upon Vote: 7-0

IV. **Announcement:** Section 30-353 of the Land Development Code establishes the Plan Board, including its membership; rules of procedure; and functions, powers and duties. The Plan Board is advisory to the City Commission on most planning petitions. Appeals of Plan Board decisions concerning Special Use Permits are to a hearing officer within 15 days of the decision (see Sec. 30-234(h) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-352.1.

BOARD MEMBERS

Chair: Erin Condon Vice Chair: Bob Ackerman
Bryan Williams, Stephanie Sutton, Dave Ferro, Adam Tecler, Terry Clark, Robert Hyatt (School Board representative)
Staff Liaison: Dean Mimms

V. Request to Address the Board

VI. Old Business

VII. New Business

1. **Petition PB-16-141 LUC** City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Office/Medical to City of Gainesville Office (O). Located at 916 NW 66th Street. Related to PB-16-142 ZON.

Interim Principal Planner Andrew Persons, AICP, gave a combined presentation on this petition and the related zoning petition PB-16-142 ZON.

Motion By: Bob Ackerman	Seconded By: Dave Ferro
Moved To: Approve Petition PB-16-141 LUC	Upon Vote: 7-0

2. **Petition PB-16-142 ZON** City of Gainesville. Rezone property from Alachua County Hospital medical (HM) district to City of Gainesville Medical services district (MD). Located at 916 NW 66th Street. Related to PB-16-141 LUC.

Interim Principal Planner Andrew Persons, AICP, gave a combined presentation on this petition and the related land use amendment, Petition PB-16-141 LUC.

Motion By: Bob Ackerman	Seconded By: Dave Ferro
Moved To: Approve Petition PB-16-142 ZON	Upon Vote: 7-0

3. **Petition PB-16-143 CPA** City Plan Board. Amend the City of Gainesville Comprehensive Plan policies related to the location of gasoline service stations and placement of fueling pumps.

Interim Principal Planner Andrew Persons, AICP, gave the staff presentation on this petition.

Motion By: Terry Clark	Seconded By: Stephanie Sutton
Moved To: Approve Petition PB-16-143 CPA	Upon Vote: 6-1 (Nay, Tecler)

Motion By: Adam Tecler	Seconded By:
Moved To: Divide the question regarding Policy 10.3.2 between its components of fuel pump location and the	Upon Vote: No vote. Motion failed for lack of a second

prohibition of gasoline service stations that are next to property designated for Single-Family or Residential Low-Density land use.	
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4. **Petition PB-16-144 TCH** City Plan Board. Amend the City of Gainesville Land Development Code Section 30-93 Gasoline and alternative fuel service stations (GN-554) and food stores (MG-54) with accessory gasoline and alternative fuel pumps to prohibit such facilities when adjacent to property designated for single-family residential on the Future Land Use Map.

Interim Principal Planner Andrew Persons, AICP, gave the staff presentation

Motion By: Bob Ackerman	Seconded By: Dave Ferro
Moved To: -Approve Petition PB-16-144 TCH	Upon Vote: 6-1 (Nay, Tecler)

5. **Petition PB-16-145 TCH** City Plan Board. Amend the City of Gainesville Sign regulations to update, clarify and reorganize the signage regulations for consistency with Supreme Court decision in Reed vs Town of Gilbert.

Sean McDermott, Assistant City Attorney II, gave the staff presentation. After considerable discussion of the petition, and commitment by City staff to develop a revised proposal, Gainesville resident and law student Ben King spoke during the public comments period.
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Motion By: Bob Ackerman	Seconded By: Adam Tecler
Moved To: Continue the petition until such time as a revised proposal is ready to be heard by the Plan Board	Upon Vote: 7-0

VIII. Elections of Officers

<p>Chair Condo announced that it is time for the annual election of Officers and said that she is term-limited after serving two consecutive terms.</p> <p>Bob Ackerman nominated Stephanie Sutton, and Adam Tecler nominated Dave Ferro for Plan Board Chair. Paper ballots were cast because there was more one nominee. The result of the voting was four (4) votes for Ms. Sutton and three (3) votes for Mr. Ferro.</p> <p>Mr. Ackerman thanked Ms. Condon for her “two exemplary years as Chair”.</p> <p>Newly elected Chair Sutton nominated Mr. Ackerman for Vice-Chair. There were no other</p>
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nominations, so Vice-Chair Ackerman immediately began a new term as Vice-Chair.

IX. Information Item:

A. Plan Board training by City Attorney's Office.

Sean McDermott, Assistant City Attorney II, made a presentation on legal essentials for the City Plan Board and responded to questions from the Board.

X. Board Member Comments

Vice-Chair Ackerman reiterated his interest in seeing a proposal brought to the Board for the allowance of accessory dwelling units (ADUs) in single-family residential districts. He expressed interest in seeing the current state of the law (i.e., our regulations) and what it would take to change it. He said it could be limited at first to homesteaded residences (i.e., where the property owner resides on the property).

Board member Terry Clark welcomed the new Director of Doing/Planning & Development Services Department, Wendy Thomas, AICP and asked if she would like to introduce herself. Ms. Thomas said that she started on September 20th and that she was initially drawn to the position title and description, and what the position has been asked to do. She said that she considers herself to be a chronic innovator and question-asker who is always seeking to provide better service. She said that she has come to realize during her short tenure here with both the planning and building divisions that we serve three customers. The first is the applicant (e.g., for building permit or for development plan approval). The second consists of the nearby residents who will be affected by an approved permit or plan, and the third is comprised of the future residents (20, 30 or 40 years from now) of the community who will be affected by today's decisions. She expressed the importance of keeping in mind the long-term impacts of her decisions, of guidance that her staff provides our clientele, and Board decisions.

Ms. Thomas noted that she has years of planning experience and that she has worked in four different states (FL, VA, CA and MT). She expressed her willingness to meet with any of the Board members. Board member Dave Ferro mentioned that he served as the Vice-Chair of the Blue Ribbon Committee, and said that it can take 6 weeks to obtain a simple remodeling permit. Ms. Thomas said that she is aware of that, finds it unacceptable, and that we are taking steps to change that to a 2-3 week turnaround for the majority of our building permits. She said that we are actively recruiting plans examiners, and that we will be meeting early next week with a private firm with which will be subcontracting some of our reviews.

Board member Clark asked Ms. Thomas about her initial strategic plan/ideas for the Department, including staffing. She said that her five weeks here is enough to identify some issues, but not enough to develop a greater vision for the department. She said that our biggest current priority is to fill currently vacant positions in both building and planning. Andrew Persons added that we have interviews scheduled for an open Planner position and that we also hope to be hiring additional staff in the Planning Division.

XI. Adjournment The meeting was adjourned at 9:16 p.m.

For further information, please call 334-5022.

If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.

Chair, City Plan Board
Erin Condon

Date

Staff Liaison, City Plan Board
Dean Mimms, AICP

Date