



**PLANNING AND LAND DEVELOPMENT
REGULATION COMMISSION (PLDRC)
REGULAR MEETING
Lake Helen City Hall – 327 S. Lakeview Drive
May 22, 2017 at 7:00 P.M.**

CALL TO ORDER: Meeting called to order by Chairman Joseph Hammett the May 22, 2017 Planning and Land Development Regulation Commission Regular Meeting at 7:00 pm.

Present: Chairman Joseph Hammett
Vice Chairman Ann E. Nehrig
Commissioner Robert G. Feather
Commissioner Stacy Eckert
Commissioner Joy Taylor
Commissioner Roxann Goodman (late arrival/early dismissal)
City Clerk Becky Witte
City Administrator Jason Yarborough

DELETIONS OR MODIFICATIONS TO THE AGENDA AS PUBLISHED: None

City Clerk Becky Witte discussed a form the Commissioners will receive from the Supervisor of Elections as well as process for Public Hearing.

APPROVAL OF MINUTES: April 24, 2017

City Clerk noted an error of the date on the Call to Order line.

MOTION by **Commissioner Ann Nehrig** to approve the minutes of April 24, 2017.

SECOND by **Commissioner Stacy Eckert**. **Motion Carried 4-1 with Commissioner Robert Feather voting NO**

Commissioner Roxann Goodman arrived at 7:02pm.

PUBLIC COMMENT: None

PRESENTATION: None for this meeting

PUBLIC HEARINGS:

Item A: Special Exception for Scout Motor Cars, LLC at 189 E. Ohio Avenue.

Discussion with input from City Administrator Jason Yarborough and Michael Vladika (owner Scout Motor Cars, LLC).

MOTION by **Chairman Joe Hammett** to recommend to the City Commission approve the Special Exception for Scout Motor Cars, LLC at 189 E. Ohio Avenue, Lake Helen **with the following conditions:** all work to be completed within the fully enclosed structure. **SECOND** by **Commissioner Ann Nehrig**.

MOTION CARRIED UNANIMOUSLY.

Item B: Final Development Plan for Blake Christian Academy

City Administrator Jason Yarborough discussed the application with input from applicants Bill Bohlen and Christie Locklin.

Discussion with input from applicants (Bill Bohlen and Christie Locklin) as well as City Administrator Jason Yarborough.

Chairman Joe Hammett opened the Public Hearing for the Final Development Plan for **Blake Christian Academy**

Public Comments:

Caryn Log (176 N. Euclid Avenue)

Barbara Bowes (363 Harlan Ave)

Alanna Elandson (898 Tulip Street, Deltona)

Kendall Ward (122 Sweet Birch, DeLand)

Bill Bohlen (390 Lake Charles, DeLand)

Melody Bradley (1035 Rolling Acres, DeLand)

Nancy Cox (476 Baker Ave)

Tony Wishon (424 Hazel St)

Jill Wilkins (649 Lemon Ave)

Dawn Ruchstuhl (3050 Aberdeen Stables, Deltona)

Betty Doherty (136 Cypress Circle)

Lewis Long (176 N. Euclid Ave)

Jim Doherty (124 N. High Street)

Carolyn Long (164 N. High Street)

Paul Long (164 N High Street)

Connie Ashcraft (543 John Street)

Rev. JC Galloway (4103 N Hwy 17, DeLand)

Chairman Joe Hammett closed the Public Hearing for the Final Development Plan for **Blake Christian Academy**

Discussion (PLDRC Members)

MOTION by **Commissioner Joy Taylor** to recommend the City Commission deny the Final Site Plan for Blake Christian Academy due to lack of compliance with the Gateway Corridor Standards.

MOTION DIED FOR A LACK OF A SECOND.

Lewis Long (176 N. Euclid Ave)

MOTION by **Commissioner Robert Feather** to recommend approval to the City Commission as long as it conforms with the Gateway Corridor Ordinance.

SECOND by **Commissioner Stacy Eckert.**

Discussion with input from Melody Bradley, Christie Locklin, City Clerk Becky Witte, Pastor Tony Wishon and City Administrator Jason Yarborough.

WITHDRAW of **SECOND** from **Commissioner Stacy Eckert.**

MOTION DIED FOR A LACK OF A SECOND.

Discussion with input from Lewis Long and Caryn Long.

Discussion of possible site constraints that would prevent the building from facing Main Street (section 6 – Gateway Corridor Standards) with input from Applicant Bill Bohlen.

MOTION by **Commissioner Ann Nehrig** to recommend approval of the Final Site Plan for Blake Christian Academy located at 134 N. Euclid Avenue with following conditions: traffic flow from N. High Street to the East (on property) and exiting right on Harlan Avenue traffic moving east towards Euclid Avenue. Also with a recommendation that Harlan Avenue be a changed to a one way directional road during school hours. Additional recommendation of an agreement to be reached between the Property Owner and City regarding the cost of maintenance and upkeep of Harlan Avenue between N. High Street and N. Euclid Avenue.

SECOND by **Commissioner Roxann Goodman.**

MOTION CARRIED 4-2 with Commissioner Robert Feather and Commissioner Joy Taylor voting NO.

Item C: Special Exception for Blake Christian Academy

City Administrator Jason Yarborough discussed the application.

Chairman Joe Hammett opened the Public Hearing for the Special Exception for **Blake Christian Academy**

Public Comments: None

Chairman Joe Hammett closed the Public Hearing for the Special Exception for **Blake Christian Academy**

MOTION by **Commissioner Ann Nehrig** to recommend to the City Commission approve the Special Exception for Blake Christian Academy, 134 N. Euclid Avenue, Lake Helen. **SECOND** by **Chairman Joe Hammett**.

MOTION CARRIED UNANIMOUSLY.

Commission Consideration and Discussion:

Concept Plan for Gas Plumbing Services, 219 W. Ohio Avenue

Commission Discussion with input from City Administrator Jason Yarborough and representative Ariel Faith.

Land Development Re-Write

Commission Discussion with input from City Clerk Becky Witte and City Administrator Jason Yarborough.

Review and discussion of Purpose (Article 1), Non-Conforming Uses, Storm water, Floodplains, Boards as well as Historic Preservation Board.

Discussion of Gateway Corridor Maps with consensus to continue Gateway Corridor Discussion to the June 19, 2017 Meeting.

STAFF COMMENTS/CHAIRPERSON AND MEMBER COMMENTS: None

ADJOURNMENT: **Chairman Joseph Hammett** adjourned the May 22, 2017 Planning and Land Development Regulations Commission Regular Meeting at 10:16pm.