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## **Zoning Commission Meeting Minutes** **September 9, 2019**                      **6:00pm**

Mr. Black, Chair, opened the meeting and asked Ms. Hemminger to take a roll call.

Members present: Mr. Black, Mr. Schaller, Mr. Normand, Ms. Warnimont, and Mr. Kelsey  
Members absent: Mr. Calvert, Mr. Ore

Mr. Black asked for a motion to approve the agenda for September 9, 2019. **Mr. Schaller made a motion to approve the agenda, with Mr. Normand seconding.** Mr. Black asked Ms. Hemminger to take a vote on that motion. *YES –Mr. Schaller, Mr. Kelsey, Ms. Warnimont, Mr. Normand, and Mr. Black. Motion carried.*

Mr. Black asked for a motion to approve the meeting minutes from July 8, 2019. **Ms. Warnimont made a motion to approve the minutes, with Mr. Kelsey seconding the motion.** Mr. Black asked Ms. Hemminger to take a roll call vote on that motion, *YES – Ms. Warnimont, Mr. Kelsey, Mr. Schaller, Mr. Normand, and Mr. Black. Motion carried.*

Mr. Black moved to new business. **SPR 2019-02** David M. Scherer, 2152 14<sup>th</sup> Circle North, St. Petersburg, Florida of Compass Development Group, LLC on behalf of Reitzel Realty LTD and DG Oregon, LLC requests a site plan review and approval for the proposed construction of a Dollar General at 28637 Oregon Road (P57-300-360000017000).

Mr. Black asked for comments from the engineers of the design group, noting that there were 21 specific items to be addressed. Mr. Black asked if the items had been addressed. Mr. Scherer responded that he had "notes" from his engineer, but generally he addressed each item by item. Mr. Black asked if he had provided them to Ms. Hemminger. His response was no, he had just received them on Friday. Mr. Black asked if he had copies for each member of the commission. Mr. Scherer responded no, he usually went through them verbally item by item with a zoning commission and did not provide copies. Mr. Black stated that he was not going through the list item by item; at the very least he needed the notes in writing with copies for each commission member. He asked if Mr. Scherer had spoken to Ms. Hemminger concerning the procedure. He said he did not. He did not realize it would be as formal as this. Mr. Black asked if he had prior experience with Site Plan Review. Mr. Scherer stated that it was his 13<sup>th</sup> store. Mr.

Black stated that he finds the verbal process unacceptable with the number of issues to be addressed. He wanted an opportunity for all commission members to review the items prior to meeting. He asked the commission members for their comments. Mr. Kelsey stated that he agreed with Mr. Black. Mr. Black asked for a motion to table the issue until the information was received. **Ms. Warnimont moved to table the review, Mr. Kelsey seconded. Mr. Black asked Ms. Hemminger to take a vote on the motion.** *YES - Ms. Warnimont, Mr. Kelsey, Mr. Normand, Mr. Black. Motion carried.*

No public comments.

Mr. Black asked Ms. Hemminger if she had any issues for the next meeting. She stated that she did not, however she had reached out to several consultants to help with updating the current zoning resolutions, and she was waiting to hear back from a couple more. She said that two of the three zoning changes had been recorded and she may have another for a multi-family dwelling on Oregon Rd and Ayers Rd. She stated she was also working on a park plan for Simmons Rd. but that was preliminary and would come before the zoning commission at a later date.

There being no further business, Mr. Black entertained a motion to adjourn. ***Ms. Warnimont made a motion to adjourn, with Mr. Normand seconding the motion.*** Mr. Black asked all those in favor to say aye. All members present said aye. Motion carried.

Meeting adjourned at 6:06 pm

**Respectfully submitted,**  
Liz Avery