

MINUTES

Levy County Planning Commission April 2, 2007 6:30 p.m.

The Levy County Planning Commission was called to order by Acting Chair Toni Collins. Chair Thad Barber and Vice-Chair Ron Grant were unable to attend. Other members present were:

Thomas Harper
Vaughn Lee
Alternate – Gordon Ayotte
Alternate – Bill Hammond

Also present was Development Director, Mr. Rob Corbitt and Planning Director, Ms. Kathy Winburn and County Attorney, Anne Brown.

Acting Chair Collins called for a motion to either approve or deny the minutes from the March 5, 2007 regular meeting. Mr. Ayotte motioned to approve the minutes of the regular Planning Commission meeting as presented. Mr. Hammond seconded the motion. Motion carried.

Acting Chair Collins called for the board to disclose any ex-parte communications related to the petitions being presented. There was none.

Acting Chair Collins then called for anyone giving testimony for the petitions listed on the agenda to be sworn in by the county attorney. Attorney Brown officially swore in anyone that wished to speak or present themselves as an expert witness.

Acting Chair Collins asked the Development Department to present the items of business.

NEW BUSINESS: DEVELOPMENT DEPARTMENT

PETITION NO. PP 1-07 Pardue Land Surveying representing Roy F. and Patricia Ann Stephens, petitioning the board for a Preliminary Plat of “**Shady Pines**,” a parcel of land located in part of the E ½ of the NW ¼ of Section 20, Township 14S, Range 19E, in Levy County. Said parcel contains 19.21 acres more or less and is located within an “A/RR” Agriculture/Rural Residential zone. This subdivision will consist of two 9 acre more or less residential lots. Parcel No. 2

Mr. Corbitt stated that the plat review committee recommends approval of the proposed preliminary plat as submitted.

Mr. Matt Pardue, representing the applicant was present to discuss this petition.

Acting Chair Collins asked for anyone in support of or in opposition to the petition. There were none.

Acting Chair Collins closed the floor to discussion.

After a short discussion Acting Chair Collins called for a motion to this item. Mr. Ayotte motioned to recommend approval of the Preliminary Plat of “Shady Pines,” to the Board of County Commissioners as presented. Mr. Harper seconded the motion; motion carried.

PETITION NO. FP 4-07 Croft Land Surveying representing Peggy P. White, Dolores & T.O. Joyner, Dolores W. Joyner, Cornelia Bell White and Edwina F. & Joseph D. Asbell, petitioning the board for a Final Plat of “**White Estates,**” located in the SE ¼ of the NE ¼ of Section 8, Township 12S, Range 18E, in Levy County. Said parcel contains 40 acres more or less. This subdivision will consist of four 10 acre more or less residential lots. Parcel No.’s 04005-000-00, 04005-001-00 (portion of), 04005-002-00, 04005-003-00 and 04005-004-00.

Mr. Corbitt stated that the plat review committee recommends approval of the proposed final plat as submitted.

Mr. Jason Murphy, representing the applicant was present to discuss this petition.

Acting Chair Collins asked for anyone in support of or in opposition to the petition. There were none.

Acting Chair Collins closed the floor to discussion.

After a short discussion Acting Chair Collins called for a motion to this item. Mr. Lee motioned to recommend approval of the Final Plat of “White Estates,” to the Board of County Commissioners as presented. Mr. Harper seconded the motion; motion carried.

OTHER BUSINESS: PLANNING DEPARTMENT

Ms. Winburn explained that the purpose of the workshop was to discuss proposed EAR based amendments to the goals, objectives and polices of the Infrastructure Element of the Comprehensive Plan. Ms. Winburn gave the board a brief overview of the EAR process. Ms. Winburn explained that the Infrastructure Element contained six sub-elements which are as follows: storm water management, aquifer recharge, solid waste, potable water quantity and quality, sanitary sewer and utilities. Ms. Winburn further explained that there were two major issues that came out of the EAR report related to the infrastructure element; these two major issues are what the board will be reviewing during the workshop. The first was waste management and recycling centers and the second was provision of water and wastewater.

Ms. Winburn reviewed proposed Policies 1.2, 1.3 and 1.4 of the Solid Waste Sub-Element with the board. For Policy 1.2 the Board questioned whether the County should set a specific threshold for the size of a large scale development requiring the development to establish a waste transfer station. The Board had a concern with further defining what is considered a large scale development. Ms. Winburn stated that she had not found another county that has set a threshold regarding the requirement of a waste transfer station for a large scale development. The Board stated a concern with the County establishing a long term waste management strategy. Ms. Brown explained that the County is working on establishing a licensing ordinance for solid waste haulers and that the board may considering adding to the comprehensive plan under policy 1.1 of the solid waste sub element a sub (d) which states the County will consider licensing and or franchising program for solid waste providers.

Ms. Winburn reviewed proposed Policies 1.3 and 1.6 of the Sanitary Sewer Sub-Element for the provision of water and waste water services with the Board. Ms. Winburn reviewed proposed Policy 4.4 of the Potable Water Sub-Element with the Board. The Board stated a concern that the County was not preparing for the future need of providing solid waste and potable water. Ms. Winburn reviewed revising Policy 3.4 in the Potable water sub-element. Mr. Corbitt stated that if the County made the decision to allow private packet treatment plants for non owner occupied developments, such as recreational uses, that are outside of the MSD boundaries, that the County would need to have stringent rules associated with it such that should the development become abandoned, that the County would then close the facility rather than have to have the County have to assume ownership of the facility.

The Board stated a concern that Policy 1.11 (a)(6) under Outside Municipal service District/Private Package Treatment Plant should have more defined wording. Ms. Winburn reviewed revising Policy 4.2 in the Potable Water Sub-Element and revising Policy 1.5 in the Sanitary Sewer Sub-Element. Ms. Brown suggested changing the six lots to six residential units in Policy 4.2 due to the County currently allowing multi-family units within the municipal service district. The Board stated a concern with the lot size of five acres being required to connect to public potable water. Mr. Corbitt suggested changing the lot size from five to three acre lots. Ms. Winburn reviewed proposed Policy 5.3 in the Potable Water Sub-Element.

Ms. Winburn explained that water quality and springs protection would be discussed at the next workshop and that Mr. Richard Deadman from DCA had expressed an interest in attending that meeting. Ms. Winburn stated that should the agenda for the regular meeting be lengthy that they could schedule a separate workshop date for May 21. Ms. Brown stated that she is looking at presenting to the Board at the June meeting revisions to the Code that deal with sexually oriented businesses.

There being no further business for the Levy County Planning Commission, the meeting was adjourned.

Chairman