

CITY OF LYNN HAVEN
PLANNING COMMISSION
MAY 5, 2015

The Lynn Haven Planning Commission's regular meeting was held on Tuesday, May 5, 2015, at 5:30 p.m. in the City Commission meeting room.

Present: Darrell Turner, Chairman
Dennis Hlad
Bob Sterrett
Allen Richardson
Amanda Richard, Planner
Rob Jackson, City Attorney
Sean McNeil, McNeil Carroll Engineering

Absent: Bill Fitzgerald, Jerry Whitworth, Vice Chairman, James Waterstradt

Mr. Darrell Turner, Chairman, called the meeting to order at 5:40 p.m.

Board member, Sterrett, made a motion to excuse Board members, Bill Fitzgerald, James Waterstradt, and Jerry Whitworth from the meeting.

Second to motion: Dennis Hlad

On vote: Hlad: aye
Richardson: aye
Sterrett: aye
Turner: aye
Motion passed: 4-0

2. Board member, Hlad, made a motion to approve the Minutes from the April 7, 2015, regular meeting.

Second to motion: Bob Sterrett

On vote: Hlad: aye
Richardson: aye
Sterrett: aye
Turner: aye
Motion passed: 4-0

3. CCSH, LLC Annexation: Ms. Amanda Richard, City Planner, addressed the Board and stated that this is a request for annexation of a vacant parcel of property located at Section 14, Township 3 South, Range 14 West, in Bay County, Florida, Parcel #11515-090-000, into the City of Lynn

Haven. There is a possibility that a portion of property directly adjacent to this parcel to the west may be the site of a new subdivision, and if that occurs, this parcel is to be used for stormwater.

Board member, Sterrett, asked about stormwater runoff and how many new units were being proposed. Mr. Jeff Petermann of Panhandle Engineering addressed the Board and stated that 47 new units were being considered.

Board member, Sterrett, made a motion to approve the annexation request and pass on to the City Commission.

Second to motion: Dennis Hlad

On vote:	Hlad:	aye	
	Richardson:	aye	
	Sterrett:	aye	
	Turner:	aye	Motion passed: 4-0

4. CCSH, LLC Small Scale Plan Amendment: Ms. Amanda Richard, City Planner, addressed the Board and stated that this is a request for a small scale land use change. This is necessary whenever a parcel is annexed into the City, in order to give the property a City land use. The owner of the parcel has asked for a land use of Low Density Residential, which is the land use for the adjacent parcel they own to the west of this property. This is the lowest density possible for single family housing. The current Bay County land use is Agricultural.

Mr. Jeff Petermann addressed the Board and stated that the property owner wanted to ask for Low Density Residential, as this is the land use they have on their other property that is contiguous to this parcel and this land use will make the proposed project work.

Board member, Hlad, made a motion to approve the small scale plan amendment.

Second to motion: Bob Sterrett

On vote:	Hlad:	aye	
	Richardson:	aye	
	Sterrett:	aye	
	Turner:	aye	Motion passed: 4-0

5. Bay Haven Charter School Development Order (DO-15-2): Ms. Amanda Richard, City Planner, addressed the Board and stated that Bay Haven Charter Academy is the applicant. The site is located at 2501 Hawks Landing Blvd. where the school is located, and is 14.5 acres. The request is to be able to add three (3) portable buildings on the property. There was an original Development Order given at the time the school was constructed, but because the applicant wants to add 3 portable buildings, this will change the impervious surface ratio and this will affect the

original stormwater calculations. The project engineer has given the City new stormwater calculations, which have been reviewed and approved by the City engineer.

Mr. Sean McNeil of McNeil Carroll Engineering addressed the Board as the project engineer. He stated that two of the portables would be located on the south side of the 6 existing portables and the other portable, which will be used as a Pre-K class, will be located in a parking lot area. The only new impervious area will be for the 2 portables to be located near the existing 6 portables. The Pre-K portable will be located on an existing impervious surface.

Board member, Sterrett, questioned why this request had to come before the Planning Board. Mr. McNeil responded that it is required by City Code that any additional impervious area over 500 square feet is not de minimis and requires stormwater. These portables that are being added will require an area over 500 square feet. Ms. Richard stated that City Code requires projects that aren't de minimis to go through the Development Order process.

Board member, Hlad, made a motion to approve the development order and forward it on to the City Commission.

Second to motion: Bob Sterrett

On vote:	Hlad:	aye	
	Richardson:	aye	
	Sterrett:	aye	
	Turner:	aye	Motion passed: 4-0

Chairman, Darrell Turner, welcomed new Board member, Allen Richardson.

City Planner's Report: Ms. Amanda Richard stated that there may be new businesses coming into Lynn Haven. She also reported that the Planning Department is still working on making revisions to the Land Development Code.

Board member, Dennis Hlad, commented that it was hard to hear Board members and participating audience members. He expressed his desire to see the City Commission looking into a way to enhance the quality of the acoustics in the room.

With there being no further business or discussion, the meeting was adjourned at 6:09 p.m.

Darrell Turner, Chairman