

CITY OF LYNN HAVEN
PLANNING COMMISSION
REGULAR MEETING
March 1, 2022

The Lynn Haven Planning Commission’s Regular Meeting was held on Tuesday, March 1, 2022, at 5:30 p.m., at the Garden Club:

Present Jeffrey Snyder, Chairman
 Neil Jones, Vice Chairman
 Joseph Ashbrook
 Stanley Parron
 Robert Waddell
 Kenneth Murphy
 Brian Dick
 Amanda Richard, Planning Director
 Kevin Obos, City Attorney

2. Approval of Regular Planning Commission meeting minutes of February 1, 2022.
Board member, Mr. Jones, made a motion to approve the February 1, 2022 minutes,

Second to motion: Mr. Ashbrook,

On vote:	Waddell:	aye
	Ashbrook:	aye
	Parron:	aye
	Murphy:	aye
	Dick:	aye
	Jones:	aye
	Snyder:	aye

Motion passed: 7-0

3. Request for Annexation – Wilson – Parcel #11665-000-000

Ms. Richard stated this application is for an annexation. Ms. Richard stated the applicant is Michael Wilson, representative of the Estate of Vanzetta McKenney. The agent is Sean McNeil, P.E., McNeil Carroll Engineering, Inc., who was present to answer any questions.

The parcel #11665-000-000 is contiguous to the City of Lynn Haven on the North, West, and South, and water and sewer is available to the property. The existing land use map category is Bay County Residential, and the proposed land use map category is City of Lynn Haven Commercial. The parcel is approximately 0.974± acres and is vacant. The parcel is located in the corridor overlay.

The applicant wishes to annex this parcel into the City of Lynn Haven. The water and sewer infrastructure necessary to support this annexation is in place. This property is located on the west end of East 19th Street, behind the parcel that is adjacent to the Diego property on the south side. The parcel currently has no direct road or street access. The parcel should be accessed from East 19th Street. There is a right of way on the map, however the road has not been developed.

Board member Mr. Ashbrook asked if the parcel to the west was being developed. Ms. Richard stated yes.

There were no public comments.

Board Member, Mr. Ashbrook, made a motion to approve the annexation as presented,

Second to motion: Mr. Jones,

On vote:	Waddell:	aye
	Ashbrook:	aye
	Parron:	aye
	Murphy:	aye
	Dick:	aye
	Jones:	aye
	Snyder:	aye

Motion passed: 7-0

4. Small Scale Future Land Use Map Amendment – Wilson – Parcel # 11665-000-000; from Bay County Residential to City of Lynn Haven Commercial

Ms. Richard stated the applicant is Michael Wilson, representative of the Estate of Vanzetta McKenney. The agent is Sean McNeil, P.E., McNeil Carroll Engineering, who was present. Ms. Richard stated this property is located on the west end of East 19th Street, on the south side, behind the parcel that is adjacent to the Diego property. The parcel # is 11665-000-000, and the existing land use is Bay County Residential, and the proposed land use is Commercial.

The parcel is approximately 0.974± acres, and the parcel is vacant. The parcel is located within corridor overlay.

Ms. Richard stated the applicant is requesting a future land use map designation of Commercial for this vacant parcel which they have applied to annex into the City of Lynn Haven. Ms. Richard stated when the applicant requests an annexation, the land use for the property has to be changed to a City land use.

Board member, Mr. Dick, asked how a single-family home meets a requirement to be in a commercial land use. Ms. Richard stated a single-family home is not allowed in commercial, however, the parcel was grandfathered in before the current land development code became effective some years ago.

There were no public comments.

Board Member, Mr. Parron, made a motion to approve the Small Scale Future Land Use Map Amendment as presented,

Second to motion: Mr. Ashbrook,

On vote:	Waddell:	aye
	Ashbrook:	aye
	Parron:	aye
	Murphy:	aye
	Dick:	aye
	Jones:	aye
	Snyder:	aye

Motion passed: 7-0

5. City Planner Report

Ms. Richard stated the planning department has received several applications, and she is not sure if any of the submittals will be ready in time for an April meeting. Ms. Richard stated if any of the submittals are ready for a April meeting, Vicki will poll the board members for attendance.

Ms. Richard welcomed the new members to the planning commission.

Mr. Snyder welcomed and thanked the new board members for their dedication to serve on the planning commission.

Mr. Dick stated he is new to the planning board and asked if it was inappropriate to ask what was being developed on the property. Ms. Richard stated for a land use change, that the State tells us what should be considered at this time. She explained when looking at a land use map change, the surrounding parcels are considered to ensure the property is consistent with the land use of the surrounding area. Ms. Richard stated sometimes the property owner may change their mind about developing the property or selling the property, or other factors could occur. Ms. Richard stated it is unknown what may be developed until a Development Order is submitted.

With there being no further business or discussion, the meeting adjourned at 5:49pm.



Jeffrey Snyder, Chairman

Prepared by Vicki Harrison