



City of Newberry Planning & Zoning Board

Monday, March 02, 2020
6:05 PM

Planning & Economic Development Department
In the Little Red School House at 25815 SW 2nd Avenue
25440 W Newberry Road, Newberry, FL 32669
(352) 472-5440

MINUTES

CALL TO ORDER

Vice Chair Woodcock called the meeting to order at 6:38 PM.

QUORUM CHECK

PRESENT

Vice Chair Linda Woodcock
Board Member Walt Boyer
Board Member Bill Conrad
Board Member Gavin Johnson
Mayor, Non-voting, Ex Officio Jordan Marlowe

ABSENT

Chair Jessica Baker

APPROVAL OF AGENDA

Motion made by Board Member Conrad, Seconded by Board Member Johnson.
Voting Yea: Vice Chair Woodcock, Board Member Boyer, Board Member Conrad, Board Member Johnson

APPROVAL OF MINUTES

1. February 3, 2020, Planning & Zoning Board Meeting Minutes

Motion made by Board Member Conrad, Seconded by Board Member Boyer.
Voting Yea: Vice Chair Woodcock, Board Member Boyer, Board Member Conrad, Board Member Johnson

ANNOUNCEMENTS

2. September Meeting is Tuesday, September 8, 2020

Vice Chair Woodcock announced that the September Meeting is Tuesday, September 8, 2020 due to Labor Day.

NEW BUSINESS

3. Member's Terms Expiring April 30, 2020

Discussion of the Board Members' terms expiring April 30, 2020 was held during the Historic Architectural Review Board Meeting that immediately preceded this meeting.

4. Quasi-Judicial Public Hearing: Resolution 2020-12/Application SDP 20-01, a request by Gmuer Engineering, LLC, Agent, for S & T Newberry Holdings, LLC, Owner, for Site and Development Plan approval of 12,000 sf gross floor area of new construction (mini-storage buildings with small office) with associated site development including parking and utilities, on 2.83 acres located at the southwest corner of SW 15th Avenue and US Highway 27/41/SR 45.

Attorney Parker read the Quasi-Judicial meeting procedure summary. Attorney Parker asked the Board members if they had conducted ex parte communications regarding this application. Each of the Board members reported that they had no ex parte communication.

Andrea Parker asked anyone thinking of speaking on this Agenda item to stand and be sworn in. She then swore in Wendy V. Kinser-Maxwell, AICP, Principal Planner, City of Newberry; Bryan Thomas, Department Director, Planning and Economic Development; Jeannene Mironack, Staff Assistant for the City of Newberry; Chris Gmuer, Gmuer Engineering; Lee Smith, Co-Owner; and Chris Torrence, Co-Owner.

Wendy V. Kinser-Maxwell, AICP, Principal Planner for the City of Newberry, presented the staff overview.

Chris Gmuer, Gmuer Engineering, agent for S & T Newberry Holdings LLC, Owners, presented the application.

Wendy V. Kinser-Maxwell, AICP, Principal Planner for the City of Newberry, presented the staff report and recommendation for approval of the Application.

Vice Chair Woodcock asked if any member of the Public wanted to speak. There were none.

Vice Chair Woodcock asked if any Board Member had questions. Discussion ensued.

Vice Chair Woodcock asked if the applicant or staff had any final comments. There were none.

Andrea Parker, City Attorney, advised that members must vote based on substantial and competent evidence.

Board Member Conrad moved to recommend to the Board of Adjustment approval of Resolution 2020-12 /Application SDP 20-01. Seconded by Board Member Boyer.

Voting Yea: Vice Chair Woodcock, Board Member Boyer, Board Member Conrad, Board Member Johnson

Vice Chair Woodcock announced that this application will be heard by the Board of Adjustment at their March 23, 2020 meeting.

TOPICS FROM MEMBERS FOR DISCUSSION

Walt Boyer announced he qualified to run for City Commission.

ADJOURN

The meeting adjourned at 7:14 PM.

ATTEST:

Linda Woodcock, Vice Chair

Copies of any agenda attachments are available for public inspection at the Planning Department, located at 25815 SW 2nd Avenue, Newberry, Florida, during regular business hours.

NOTIFICATION: All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceeding, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

APPROVED