



Minutes
Regular Meeting of the St. Johns County
PLANNING AND ZONING AGENCY

Thursday, March 16, 2023 at 1:30:00 PM

The regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency was held on Thursday, March 16, 2023 at 1:30 p.m. in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida.

MEMBERS PRESENT: Gregory Matovina, Chair, District 1
Dr. Richard A. Hilsenbeck, District 3
Jack Peter, District 4
Elvis G. Pierre, District 2
Henry F. Green, District 5

MEMBERS ABSENT: Meagan Perkins, Vice-Chair, District 4
Eugene Wilson, District 3

STAFF PRESENT: Lex Taylor, Sr. Assistant Attorney; Christine Valliere, Asst. County Attorney; Michael Roberson AICP, Director, Growth Management; Teresa Bishop, AICP, Planning Division Manager; Hali Barkley, GIS Technician, Dominique Wintons, Application Review Technician, Thomas Stalling, Communications Specialist and Marie Colee Assistant Program Manager.

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- Call meeting to order at 1:30 pm
 - Pledge of Allegiance
 - Reading of the Public Notice statement by Perkins

(0:2:50)

- Approval of meeting minutes.

Motioned by Green, seconded by Pierre, carries 5/0, to approve the meetings minutes of PZA 4/7/2022, 5/5/2022, 9/15/2022, 2/2/2023 and 2/16/2023.

- Public Comments: None

AGENCY ITEMS:

District 2

1. SUPMAJ 2022-12 Water Plant Rd. Borrow Pit. SUPMAJ 2022-12 Water Plant Rd. Borrow Pit, Request for a Special Use Permit pursuant to Land Development Code Section 2.03.10 and Section 6.04.09 to allow for a Borrow Pit within Open Rural (OR) zoning.

Staff: Lauren Dwyer, Planner

Presenter: Christina Evans, Matthews Design Group presented the request for the Special Use Permit.

Discussion occurred between the Agency and the presenter with regard to monitoring wells.

Staff: Teri Shoemaker (Engineer, St Johns County Utility Department) The Utility department does not have objections to this project. Explained that the County production wells on the site will not be affected by the proposed Burrow Pit. Utility department will not be building more wells on this site.

Matovina: Explained the Use Agreement is for a three year term beginning in October 2022. The applicant needs to get the road use permit extended or the special use permit will not be valid. Asked Staff about transportation expectations on the roads should this project get approved.

Further discussion occurred with the Agency, the Applicant and Staff with regard to road usage and if there was to be any enforcement to keep the trucks off Water Plant Road.

Staff: Teresa Bishop: Explained there is a condition in the order to keep trucks off Water Plant Road. If there is a usage, and a complaint is filed, it can be ticketed.

Discussion about traffic and road capacity.

Matovina: Mentioned this application is less than 10% to daily trips.

(0:26:54 to 0:38:23)

Speakers:

Mike Corrigan (2144 Water Plant Road) OPPOSED. Spoke on behalf of 19 local residents, as he got a petition for the residents to sign. Road not wide enough for dump trucks especially with two trucks passing each other. Had to call the Sherriff's office because trucks have been speeding. Concerned children walk down the road on their way home from school.

Colonel Thomas Turner (4024 Vermont Blvd, Elkton) OPPOSED. Traffic issues with commercial trucks and ground water flow issues.

Chuck Labanowski (1748 N Cappero Road) OPPOSED. Raised the issue of the size of the Borrow Pit. Wants to ensure the Borrow Pit is not more than 16.82 acres. Showed a map where it was listed as 22.52 acres plus or minus. Considered 5 acres difference to be a large difference. Wants to make sure the Borrow Pit is no more than 16 acres. Concerned there will be two Borrow Pits in close proximity that will affect the well system. Concerned also that there will be more traffic on SR 214 if this is approved, as the traffic on that road is very high now.

Joe McAnarney (1005 Blackberry Lane) SUPPORTS the project with conditions. Provided an overhead presentation. Spoke with the St Johns Utility Department who said the project does not impact well head protection zone. The depths of the pit are not near the Florida aquifer. Long term plans do not include additional wells due to poor water quality, and high cost to treat the specific water source. Does not believe the project will impact utility operations.

Applicant: Christina Evans: Offered rebuttal. Explained there is no access to Water Plant Road. That it is gated. The preliminary environmental report stated 21 acres. This Borrow Pit will definitely be 16 acres. Have been working with the County with regard to the wells since 2018. As

the County Utility Department does not have any objections to the project, they will trust their judgement. If the 200 trips per day are added to the current counts, it is not nearly at the peak hour service volume.

Further discussion and questions were raised by the agency to the applicant.

Rayonier Company Representative: Brenton French (94202 Christopher Lane, Fernandina Beach). Explained the company had already started on the road improvements as part of the road agreement. Will have a construction entrance there. Will minimize potential for any diesel spills.

(0:44:35)

Motion by Green, seconded by Peter, carries (3/2 dissent Dr. Hilsenbeck; Pierre) to approve SUPMAJ 2022-12 Water Plant Rod. Burrow Pit, conditioned upon a gate be maintained at Water Plant Road, based on eight (8) findings of fact and sixteen (16) conditions as listed in the Staff Report.

FINDINGS:

1. The Special Use can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the St. Johns County Comprehensive Plan or the Land Development Code.
2. The use is compatible with the contiguous and surrounding area and will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent uses or on community facilities or services.
3. The use, which is listed as a Special Use in the Open Rural (OR) zoning district, complies with all required regulations and standards of Article II of the Land Development Code.
4. The request is in compliance with Section 2.03.00, 2.03.10 and Section 6.04.09 of the Land Development Code.
5. The request is not in conflict with Future Land Use Designation of Rural/Silviculture (R/S).
6. The requested use, although not generally appropriate or without restriction throughout the zoning district, when controlled as to number, location and relationship to the neighborhood, promotes the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare of the residents of the area.
7. The requested use is not in conflict with the development patterns of the area.
8. The applicant, at the public hearing, has stated no objections to the proposed conditions.

CONDITIONS:

1. The Special Use Permit, for a Borrow Pit, is granted to Rayonier Forest Resources, and shall be non-transferable to any other location or entity.
2. The Special Use Permit shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by the St. Johns County Operations Division.
3. The Special Use Permit is granted under condition of continual use. A Special Use that, once commenced, remains idle, discontinued or unused for a period of one (1) calendar year shall no longer be valid and all rights granted herein shall become null and void.

4. Approval of the Special Use Permit does not release the project from adherence to all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, and any other Agency having jurisdiction.
5. Applicant agrees that St. Johns County may inspect the site for compliance with the Final Order and all other relevant requirements at any time the Special Use is being exercised.
6. This approval of the Special Use Permit may be revoked by the County Administrator or designee, in his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the Special Use Permit may be appealed to the Board of County Commissioners.
7. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.
8. Development shall be consistent with improvements depicted on the site plan labeled Exhibit B and shall be made part of this Order; any change or addition shall constitute a violation of the Special Use approval unless such change is submitted to and approved by the Planning and Zoning Agency.
9. The Special Use Permit shall be valid for five (5) years from the date of approval and signing of the Final Order, subject to the commencement and continual use requirements in conditions 2 and 3 above.
10. The borrow pit hauling activities will be limited to Monday through Friday, from 7 AM to 5 PM, with no hauling activities on Fridays during antlered deer hunting season.
11. The operation will utilize the site for an estimated 200 vehicle trips per day (100 round trips).
12. Haul routes/trucks are required to avoid roadways where schools are located during school peak hours (7 AM to 9 AM and 2 PM to 4 PM). All haulers will be provided the designated haul routes with alternatives that avoid schools to the possible extent.
13. Haul trucks will not use Allen Nease Road as an alternate route. All Borrow Pit hauling activity will adhere to the routes depicted in **Exhibit C**.
14. All Borrow Pit hauling activity will be accessed through the privately-owned trail roads, as to not impact traffic on Water Plant Road.
15. The applicant must maintain the gate at the entrance to the property on Water Plant Road.
16. St. Johns County Utility Department will review and approve the Borrow Pit dewatering plan to confirm the proposed construction will not impact the associated wellfields, as part of the Wellhead Protection Requirements in the Land Development Code Section 3.02.00.

2. ZVAR 2022-33 669 Delespine Ave. Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow for a reduced second Front Yard setback of eight (8) feet in lieu of the 20-foot requirement to allow construction of a single family home in Residential, Single Family (RS-3) zoning, located at 669 Delespine Ave.

Staff: Evan Walsnovich, Planner

No ex parte communication declared by the Agency for Item 2.

Presenter: Keira B. and Larry Herlth, owners of 669 Delespine Avenue, presented their request. Various discussion occurred between the presenters and the Agency.

(0:51:50)

Motion by Green, seconded by Peter, carries (5/0) to approve ZVAR 2022-33 669 Delespine Avenue based on five (5) Findings of fact and seven (7) Conditions as listed in the Staff Report.

FINDINGS:

1. The request for this Zoning Variance has been fully considered after public hearing with legal notice duly published as required by law.
2. The request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the code would produce a hardship as defined by the Code, or why denying the application would be contrary to the spirit and purpose of the Land Development Code.
3. The request is not contrary to the public interest and is not in conflict with surrounding development.
4. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
5. The request supports the Goals, Objectives and Policies of the St. Johns County Comprehensive Plan.

CONDITIONS:

1. The Variance will be transferable and will run with title to the property for the lifetime of the proposed structure.
2. Approval of Variance does not release this project from compliance with all relevant requirements of the St Johns County Land Development Code, Comprehensive Land Use Plan and any other Agency having jurisdiction.
3. Approval is pursuant to the Site Plan labeled as Exhibit B, submitted by applicant, and made a part of this application.
4. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by the St. Johns County Operations Division.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code

or Comprehensive Plan. Representations and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.

6. The application, supporting documents, conditions, and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations.
7. The applicant, at the public hearing, has stated no objections to the proposed conditions.

District 2

3. ZVAR 2023-03 Tillman AFU. Request for a Zoning Variance to Section 2.02.04.B.16.d of the Land Development Code to allow for an Accessory Family Unit to exceed thirty five percent (35%) of the square footage of the main use Structure. The subject property is located on Bennett Road, south of County Road 208.

Staff: Trevor Steven, Planner

Presenter: Mark Tillman (1760 Bennett Road) presented his request along with two letters of support from neighbors.

(0:56:56)

Motion by Peter, seconded by Dr. Hilsenbeck, carries (5/0), to approve zoning variance ZVAR 2023-03 Tillman AFU based on nine (9) conditions and five (5) findings of fact as provided in the Staff Report.

FINDINGS:

1. The request is in compliance with Article XII of the Land Development Code, defining a Zoning Variance. Competent substantial evidence has been submitted to support a hardship as defined by the Code.
2. The request is not contrary to the public interest and is not in conflict with surrounding development.
3. The request meets the criteria established by Section 10.04.02 of the Land Development Code.
4. The request is not in conflict with the Future Land Use designation of Rural/Silviculture.
5. The applicant, at the public hearing, has stated no objections to the proposed conditions.

CONDITIONS:

1. The Variance may be transferable and apply only to the construction of the home as submitted for this approval. Should the property be conveyed, the requested relief will run with the property as commenced.
2. The Variance shall allow for An Accessory Family Unit not to exceed up to 62% of the main use structure.

3. The approval of the Variance does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Land Use Plan, or any other Agency having jurisdiction.
4. Development shall be consistent with improvements depicted on the site plan labeled Exhibit B submitted by the applicant and made a part of this Order.
5. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations and depictions within the application materials shall assist Staff in the interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the Land Development Code or Comprehensive Plan.
6. The Variance shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void. Commencement shall be defined as issuance of a Development Permit by the St. Johns County Operations Division.
7. This approval of the Zoning Variance may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator may be appealed to the Board of County Commissioners.
8. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Final Order, except as may be modified by preceding conditions and limitations. 9. The applicant, at the public hearing, has stated no objections to the proposed conditions

District 4

4. MINMOD 2022-08 505 E. Surf Spray Lane. Request for a Minor Modification to Lot 17 of the Ponte Vedra by the Sea PSD (ORD 1995-3) to allow for a Rear Yard setback of six (6) feet in lieu of the required ten (10) foot setback to accommodate the placement of a swimming pool.

No ex parte communication declared.

Presenter: Jason Huntley (3940 Poinciana Blvd, Jax Beach) Advised he represents Michael and Hilary Bonin for the zoning request.

Speaker:

Kevin J Vander Kock (110 Coastal Oak Circle, Ponte Vedra Beach, 32082) OPPOSED Lives directly behind where the applicant. Referred to his written objection. There is a drainage swale back behind both homes. Advised there are about 6 homes that he is aware of that use that drainage swale. Up until 2009 they were getting a lot of flooding. The neighbor to the west and Mr. Vander Kock placed a drain all the way East into the drainage pond. It hasn't stopped the issue but makes it tolerable where the water now comes halfway up the house. Main concern now is that granting a six foot setback, for the pool placement, would allow water to run straight down to his house.

Various discussion occurred between the Agency and the Speaker.

Applicant presented a rebuttal.

Further discussion occurred between the Agency and the applicant.

Matovina: Explained that, in order to cut off the drainage coming from the lot, the applicant would have to build up 3 foot in his back yard which he cannot do as he does not have room with just 10 feet. He would have to dig a retention pond there. Considers the pool will improve the drainage. There will be less water going to the property line when this is all done. Explained that between the gutter and the pool, there is less surface area for the water to fall on.

(1:21:30)

Motion by Green, seconded by Pierre, carries (5/0) to approve MINMOD 2022-08 505 E. Surf Spray Lane request based on seven (7) findings of fact, and seven (7) conditions as listed in the Staff Report.

FINDINGS:

1. The request for this Minor Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. The Minor Modification is in compliance with Land Development Code, Section 5.03.05.
3. The proposed Minor Modification is not contrary to the public interest and is not in conflict with the surrounding development.
4. The request is consistent with applicable portions of the St. Johns County Comprehensive Plan.
5. The request is not in conflict with the Residential-D Future Land Use designation.
6. The applicant, at the public hearing, has stated no objections to the proposed conditions.
7. The proposed Minor Modification is in compliance with Part XII of the Land Development Code, defining a Zoning Variance. Competent substantial evidence has been submitted to support a hardship as defined by the Code.

CONDITIONS:

1. Approval of the Minor Modification will be transferable and will run with title to the property.
2. Approval of the Minor Modification does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Land Use Plan and any other Agency having jurisdiction.
3. Approval pursuant to the site plan labeled as Exhibit B submitted by applicant and made a part of this application.

4. This approval of the Minor Modification may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator may be appealed to the Board of County Commissioners.
5. Minor Modification shall commence within one (1) year of the signing of the Resolution. Failure to commence within the prescribed time shall render the Resolution invalid and all rights granted herein shall be come null and void. Commencement shall be defined as issuance of a Development Permit/Clearance Sheet by the St. Johns County Operations Division.
6. The approval requested within this application is limited to the requested relief from the specific provisions of the PSD and Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the PSD, Land Development Code or Comprehensive Plan. Representations and depictions within the application materials shall assist Staff in the interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the PSD, Land Development Code or Comprehensive Plan.
7. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Resolution, except as may be modified by preceding conditions and limitations.

Recess: (1:23:42) 7 minute break.

Matovina: Advised Items 5 and 6 will be presented together.

District 2

5. CPA(SS) 2022-10 St. Johns Commerce Park. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 20.41 acres of land from Rural/Silviculture (R/S) and Residential-B (RES-B) to Mixed Use District (MD). The subject property is located just west of Interstate 95, at the SW corner of EOC Drive and Agricultural Center Drive. This item was previously heard before PZA on 11/03/2022 and was continued to a date uncertain with a vote of 7 to 0. Concerns regarding the project were in reference to the proximity of the existing area uses and the incompatibility of certain proposed uses of the subject site. Other concerns were the traffic in the area, access to/from the site, and security issues.

Staff: Saleena Randolph, Planner

Presenter: Brad Wester, Driver McAfee Hawthorne & Diebenow (I Independent Drive, Suite 1200, Jacksonville Florida) advised he is the agent for this request. They will be presenting both items 5 and 6 together. That the vote will need to be separate for both requests. These items were previously presented with the PZA late last year. The property owner, Tierra Linda Development, LLC now has title to the property. Last year it was still under contract. After discussion with the Sheriff's office, who had opposition, they undertook a resubmittal. So they have a revised comprehensive plan and rezoning application.

Discussion occurred with the Applicant and the Agency with regard to estimates on truck traffic, the helicopter pads in adjoining properties, the multiple uses reduced from 32 to 23, and the Sherriff's department still opposing the project.

Speaker: Joe McAnarney (1005 Blackberry Lane) OPPOSED. Despite Mr. Wester meeting with the Sheriff's office to resolve their issues, there is still a letter on file deposing this project. The site is surrounded by Public Uses. The exiting Comprehensive Plan states that a Comprehensive Plan amendment should not alter the established and existing character and uses of the area. Traffic flow will be an issue.

Applicant (Brad Wester): Presented rebuttal, including a recent letter from the Sheriff's office. Brought up that the Sheriff's office already has approval, dated from 2015, on their 12.2 acres to include warehousing, commercial, business park and industrial Park uses. That it is included in the latest Master Development plan for the Sheriff's office. Mentioned it is on record for industrial uses. Mentioned the Sheriff's office wrote they can only find common ground with "Public Uses" as just one of the 32 items listed as consistent with the existing activities at this location. Yet the Sheriff's PUD is stating otherwise.

Further discussion occurred between the Applicant and the Agency.

(2:19:55)

Motion by Green, seconded by Pierre to recommend approval (carries 4/1, dissent Peter) of CPA(SS)2022-10 St. Johns Commerce Park land use change based on the four (4) findings of fact as listed in the Staff Report.

FINDINGS:

1. The amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.
2. The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.
3. The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
4. The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the hearing.

District 2

6. PUD 2022-16 St. Johns Commerce Park. Request to rezone approximately 40.33 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for up to 310,350 square feet of commercial/office and industrial warehouse type uses. The subject property is located just west of Interstate 95, on unaddressed parcels at the SW corner of EOC Drive and Agricultural Center Drive. This request is a companion application to CPA(SS) 2022-10. This item was previously heard before PZA on 11/03/2022 and was continued to a date uncertain with a vote of 7 to 0. Concerns regarding the project were in reference to the proximity of the existing area uses and the incompatibility of certain proposed uses of the subject site. Other concerns were the traffic in the area, access to/from the site, and security issues.

Ex parte communication declared by the Agency:

Matovina: Had a conversation yesterday with the Sherriff about the history of the property and what his objections are.

Presenter: Brad Wester, Driver McAfee Hawthorne & Diebenow (1 Independent Drive, Suite 1200, Jacksonville Florida) presented item 6 with item 5.

Speaker: Joe McAnarney, (1005 Blackberry Lane,) OPPOSED. Presented opposition points with item 5.

(2:21:14)

Motion by Green, seconded by Pierre carries 4/1 (dissent Peter) to recommend approval of PUD 2022-16 St. Johns Commerce Park request to rezone based on 9 findings of fact as listed in the Staff Report.

FINDINGS:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Mixed Use District.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.
8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

Agency Report: (Matovina): Announced that a lengthy hearing is expected for the public hearing for COMPAMD 2022-06 The Landings at St. Johns, that has been rescheduled to a time certain at the next PZA meeting of April 6, 2023.

Staff Report: (Mike Roberson): Advised that at the next public meeting, Tuesday March 21st, 2023, for the Board of County Commissioners, that Staff will give a presentation on the Comprehensive Plan Evaluation and Appraisal Report process. It is updated every seven (7) years. The Staff will be briefing the Commission on what the Comprehensive Plan is generally, the process from start to finish, and Staff's recommended approach. Suggested it may be an interesting discussion for Agency members to watch.

Meeting Adjourned at 3:56pm

Minutes approved on the 1st day of June, 2023.



Chair
Planning and Zoning Agency



Clerk, Growth Management