

MINUTES
LAKE COUNTY PLANNING AND ZONING BOARD
February 5, 2020

The Lake County Planning and Zoning Board met on Wednesday, February 5, 2020, in County Commission Chambers on the second floor of the Lake County Administration Building to consider petitions for rezoning requests.

The recommendations of the Lake County Planning and Zoning Board will be transmitted to the Board of County Commissioners (BCC) for their public hearing to be held on Tuesday, February 25, 2020 at 9:00 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

Members Present:

Sandy Gamble, Chairman	School Board Representative
Kathryn McKeeby, Secretary	District 1
Laura Jones Smith	District 2
Tim Morris, Vice-Chairman	District 3
Cori Todd	District 5
Jim Hamilton	At-Large Representative

Members Not Present:

Rick Gonzalez	District 4
Donald Heaton	Ex-Officio Non-Voting Military

Staff Present:

Tim McClendon, AICP, Director, Office of Planning & Zoning
Steve Greene, AICP, Chief Planner, Office of Planning & Zoning
Christine Rock, AICP, Senior Planner, Office of Planning & Zoning
Janie Barron, Senior Planner, Office of Planning & Zoning
Donna Bohrer, Office Associate, Office of Planning & Zoning
Diana Johnson, Deputy County Attorney
Kathleen Bregel, Deputy Clerk, Board Support
Seth Lynch, Development Engineer, Public Works Department

Chairman Sandy Gamble called the meeting to order at 9:00 a.m., noted that a quorum was present, and led the Pledge of Allegiance. He remarked that the Lake County Planning and Zoning Board was an advisory board to the Board of County Commissioners and that this Board was responsible for reviewing proposed changes to the Lake County Comprehensive Plan (Comp Plan), zoning, conditional uses, mining site plans, and making recommendations on these applications to the BCC. He stated that the Board's recommendations would be sent to the BCC for their consideration at a scheduled public hearing and that the cases presented today were scheduled for the February 25, 2020 BCC meeting at 9:00 a.m.

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Tab 1	Ord. 2020-XX	Mining Bond Requirement
Tab 2	Ord. 2020-XX	Backyard Chickens
Tab 3	Ord. 2020-XX	Donation Bins
Tab 4	RZ-19-28-4	East Lake Community Park
Tab 5	RZ-19-25-1	Hannah Grace Gardens
Tab 6	CUP 19-11-1	Wild Friends of the Earth CUP

Regular Agenda

Other Business

Adjournment

AGENDA UPDATES

Mr. Steve Greene, AICP, Chief Planner, Office of Planning & Zoning, indicated that there were no agenda updates.

MINUTES

MOTION by Cori Todd, SECONDED by Kathryn McKeeby to APPROVE the Minutes of January 2, 2020 of the Lake County Planning and Zoning Board meeting, as submitted.

FOR: Gamble, McKeeby, Jones Smith, Morris, Todd and Hamilton

AGAINST: None

MOTION CARRIED: 6-0

PUBLIC COMMENT

No one wished to address the Board at this time.

CONSENT AGENDA

<u>TAB NO:</u>	<u>CASE NO:</u>	<u>OWNER/APPLICANT/PROJECT</u>
Tab 1	Ord. 2020-XX	Mining Bond Requirement
Tab 2	Ord. 2020-XX	Backyard Chickens
Tab 3	Ord. 2020-XX	Donation Bins
Tab 4	RZ-19-28-4	East Lake Community Park

Mr. Gamble indicated that he had five speaker cards for Tab 5; therefore, it would be pulled to the regular agenda. He also requested for Tab 6 to be pulled to the regular agenda.

MOTION by Jim Hamilton, SECONDED by Kathryn McKeeby to APPROVE the modified Consent Agenda, Tabs 1 through 4, pulling Tabs 5 and 6 to the Regular Agenda.

FOR: Gamble, McKeeby, Jones Smith, Morris, Todd and Hamilton

AGAINST: None

MOTION CARRIED: 6-0

REGULAR AGENDA

Tab 5 – HANNAH GRACE GARDENS

Mr. Greene noted that all cases had been advertised as required by law.

Ms. Janie Barron, Senior Planner, Office of Planning & Zoning, presented Tab 5, Case # RZ-19-25-1, Hannah Grace Gardens. She stated that the parcel was located west of Pruitt Street and north of Veech Road in the City of Leesburg area, contained two acres, and the application sought to rezone two acres from Residential Professional District (RP) to a Planned Unit Development (PUD) to accommodate a multifamily development; additionally, the application included a waiver to the PUD acreage requirement, and a waiver for connection requirements to central water and sewer systems. She displayed a map of the area, noting that it was within the Urban Medium Density Future Land Use (FLU) category. She also showed the concept plan which was submitted by the applicant. She commented that the density allowed seven dwelling units per net acre, which would be up to 14 units on the parcel; however, the applicant was proposing 12 units. She mentioned that the application pursuant to the Lake County Comprehensive Plan, allowed a 20% open space requirement but currently the concept plan demonstrated that they were providing 54% open space; additionally, the maximum impervious surface ratio (ISR) allowed per the Comp Plan was 70% and the applicant was providing 46%. She reiterated that the subject property was zoned Residential Professional District, was comprised of two acres, and was seeking to rezone from RP to PUD for a multifamily complex. She indicated that the request was consistent with Land Development Regulations (LDRs) Section 4.03.00 which was the special districts for PUD, and was consistent with the County's Urban Medium Density FLU category which allowed seven dwelling units per net acre and required 20% of common open space; furthermore, the Comp Plan Policy I-7.8.1, which was the requirements for PUDs, stated that the density could not exceed the underlying FLU maximum density allowed, noting that this request was consistent with this policy along with the open space requirement. She remarked that staff felt the application met the intent of the LDRs and Comp Plan.

Mr. Tim Morris commented that he understood that the application was meeting certain requirements; however, he believed it was based on having water and sewer available. He said that since they were asking to not connect to utilities, he was concerned that this was a request for a PUD to be placed in a small area without water and sewer.

Ms. Barron replied that was correct, and that pursuant to the Comp Plan within the Urban Future Land Use Series as stated in the staff report, if sewer and water were available then it was a mandatory connection. She noted the applicant was requesting a waiver to that policy, and was present at the meeting. She added that when an application is submitted, they also submit documentation from the municipality, if it is within a utility notification area, stating whether water and sewer were available. She noted that the City of Leesburg submitted a letter which indicated that they did not have these services available.

Mr. Morris asked for clarification that if the applicant did not receive the waivers, then they would not be able to develop.

Ms. Barron responded that the applicant could address that; however, she said that if the waiver was not approved, then they could do a sub-regional or regional package plant.

Mr. Rick Hartenstein, Planning Project Manager for Wicks Engineering Services, Inc., stated he was representing the client and that this case was a request for a PUD in order to allow the development of approximately two acres into a multifamily development off of Pruitt Street in the City of Leesburg area. He relayed that after meeting with the Office of Planning and Zoning staff to discuss the proposed project, staff recommended that the applicant request a waiver to the ten acre land area requirement for the PUD. He indicated that the reason for this waiver request was because if this was straight zoning, there was no avenue to be creative in designing this project to meet the code. He explained that as a PUD there was flexibility to create the ordinance with the proper requirements to make this project sustainable; additionally, since this property was within the City of Leesburg utility district with the County FLU designation of Urban Medium Density, the applicant had to determine if water and sewer were even available. He related that his firm contacted the City of Leesburg regarding the availability of water and sewer and the City responded that it was not available. He then displayed the utility notice from the City stating this. He commented that since this project was located in a utility district and had a FLU designation of Urban Medium Density, then the applicant had to request a waiver to the utilities; furthermore, since water and sewer were not available, Wicks Engineering Services had designed the site for a private water system and the use of advanced treatment septic systems, noting that these had already been engineered to confirm everything would fit on the site, and that they were ready to go for permitting if the zoning approval was granted for the septic systems. He reiterated that the Urban Medium Density allowed a maximum density of seven dwelling units per net acre which would permit a maximum of 14 dwelling units on this parcel, and that his firm designed this project to have a total of 12 units which was consistent with the allowable density for this FLU. He added that the concept plan illustrated consistency with the requirements of the LDRs. He related that since water and sewer were not available for this site, it would then require a private water system and septic tanks to be utilized, noting that once water and sewer were available, they would be required to connect to them. He indicated that the Lake County Office of Parks and Trails stated this request would not adversely impact park capacity or levels of service, the Office of Public Safety stated there were two fire stations within five miles of the site, the project would be required to meet school concurrency prior to site plan approval, solid waste stated that the request would not affect their capacities or levels of service, and the Public Works Department provided a request for an exemption for a Tier 1 Traffic Analysis and indicated that the proposed project would not impact the road network. He then mentioned that an environmental and natural resource assessment had been conducted for the site which revealed the potential presence of gopher tortoises with a recommendation for a gopher tortoise site survey to be conducted 90 days prior to development and for relocation to happen for any gophers tortoises found; additionally, it evaluated the location for sand skinks with no dominate site characteristics for them on the site. He requested that the PUD be approved along with the two waivers.

Mr. Morris asked how far away water and sewer were to the proposed development, and inquired about the package plant. He also wanted to know if these were single family residents or if they would have more than one family.

Mr. Hartenstein responded that he was not certain of the exact distances but that it was past the 1,000 foot requirement for sewer and beyond 300 feet for water. He explained that the package plant was an engineered, advanced treatment septic tank system, and that they processed through engineered units with the effluent going out to the drain field being treated. He stated that there would be three to four units per building.

Mr. Morris expressed concerns for the number of people on a narrow piece of property, and that it was two acres when the standard was ten acres.

Mr. Hartenstein showed on the concept plan that there were four buildings, three units per building, a multipurpose building, a playground area, and an open space area larger than the requirements.

Ms. Laura Jones Smith asked if these would be apartments, and Mr. Hartenstein confirmed that was correct.

Mr. Gamble inquired if the buildings were one or two story as the concept plan appeared to have some longer apartments.

Mr. Hartenstein replied the buildings were one story with different configurations of two and three bedrooms.

Mr. Morris asked if this was a low income housing development, and Mr. Hartenstein confirmed that it was.

Mr. Gamble inquired if each unit would have a separate septic system, and also expressed concerns for this being on only two acres and the traffic in and out of a dead end street.

Mr. Hartenstein responded that there would be three septic tanks handling the 12 units, noting that the drip system would assist in irrigating the landscape buffers. He indicated that this project would generate six trips, with four inbound and two outbound, and that the Public Works Department said that it would not impact the roads.

Mr. Jim Hamilton asked to confirm that it was three separate engineered package systems, and if it was like a typical septic system with the solids remaining in the tank.

Mr. Hartenstein confirmed it was three systems, and noted that it was an anaerobic type system and that when it processes everything, it was his understanding that the solids were pumped out at some point and it did not store them like a normal septic system.

Mr. Hamilton inquired if residential was surrounding this site.

Mr. Hartenstein responded that it was residential in the area; however, there was a large duplex project which was about 3/10 of a mile away, was developed around 2016, and had five units.

Mr. Gamble seemed to be surprised that the City of Leesburg did not demand utility hookup.

Mr. Hartenstein reiterated it was too far out and that it would not be cost effective; additionally, the City had certain parameters in regards to distances that they had to consider before they could require that.

Mr. Morris reiterated his concern for these units being on septic.

Mr. Brian Broadway, the applicant and founder of Living Message Church, stated that their organization provided affordable housing to families with children, noting that they were sponsored by BB&T Bank and that Lake County's Office of Housing and Human Services gives them grants each year for these projects. He explained that this particular project was for the purpose of giving affordable housing to families whose children attend Lake County schools and apply through the school system's family transition program; additionally, two of the units were to be used by veterans. He elaborated that the Lake County Veterans Services identifies two veterans with families who receive building block houses with rent and utilities at no cost for eight months with a minimal charge of \$500 a month after that; furthermore, he relayed that all of this was provided through grants, that his organization was nonprofit, and that he did not receive a salary for this. He reiterated that all of their housing was to assist families, was done through Lake County, and that they received grants from multiple organizations which support them. He added that they also own duplexes in the City of Leesburg on Birchwood Court which had two veteran families living there, as well as eight units in the City of Clermont. He said that the clubhouse building was going to be used to offer free counseling and classes on budgeting, career counseling, and other services. He elaborated that the school system identifies students who are living in cars and the guidance counselors refer the students to his organization which then provides housing with free rent and utilities for a year during which time they assist the families with budgeting, meal planning, counseling, and helping them to become independent. He remarked that in the previous year they were able to help four families go from living in their cars to owning their own trailer or home, noting that everything they do is for the purpose of assisting families and make housing affordable. He commented that this land was purchased and given to his organization for the purpose of assisting families in the area, noting that their goal was to utilize two units for veterans, two units for families with children in the schools, and then the rest of the units could be used for affordable housing to cost less than \$600 per month. He indicated that his organization had been providing these types of services and housing for three to four years with a passion to help the community.

Mr. Hamilton thanked Mr. Broadway for all his organization was doing for the community. He then inquired why this piece of property was chosen.

Mr. Broadway replied that the person who donated the funds found this piece of property and wanted to facilitate the purchase of it for something to be done for the community. He said that there were no stipulations on what was to be built, whether a community center or something else. He mentioned that in 2018, the United States Department of Housing and Urban Development made a statement that the biggest cause of homelessness and failed workforces was the lack of affordable housing, and that affordable housing helped to reduce homelessness and provided opportunities for people to get back on their feet again; additionally, the statement indicated that the State of Florida was ranked fourth in the amount of unsheltered children, and that the best way to overcome these problems was to utilize transitional and affordable housing which was why his organization wanted to develop these housing units. He implied that they were open to reducing the number of units or doing whatever they needed in order to be able to utilize this land for affordable housing and assisting families.

Ms. Kathryn McKeeby asked how they determined to build 12 units.

Mr. Broadway responded that was the decision of the engineer based on the most units that could fit on the property.

Mr. Gamble expressed appreciation for the concept but shared concerns for the size of the property and the number of units.

The Chairman opened the floor for public comment.

Ms. Brittany Holman, a concerned citizen, opined that the area was small for 12 units, that there would be extra wear on the road, and that there was limited access for cars coming and going into the development. She inquired about the clearances for the residents who might occupy the units as she was worried about safety for the community.

Mr. Vinson Brown, a resident of Pruitt Street, mentioned that he had lived on that street for over 40 years. He expressed concerns for the additional traffic and for the number of units proposed for the size property. He thought it was a good idea but that this was not the right location for it. He said he was opposed to the development.

Mr. Andrew Brown, a neighbor of the site, opined that the roads could not handle the additional traffic, and that the small piece of land could not accommodate that many units. He suggested that having single dwelling units without rezoning the property would be better.

Mr. Randy Hepburn, a resident in the area, stated that he had lived in the area for 41 years. He remarked that he believed in what the owner was trying to accomplish but did not support doing it at that location. He thought single family homes would be better as he shared concerns with the Montclair Village apartments nearby which he implied had crime issues.

Mr. John Dabney, a resident of Pruitt Street, mentioned that he wanted to protect his neighborhood. He indicated that the homes on this street were all single family homes with no rental units of this type. He had concerns with the narrow nature of the piece of property and its effect on the homes adjacent to it. He felt it was a good project but was not suitable to this area. He opined that the other Birchwood Court project had crime activity. He relayed that the owner had not spoken to the neighbors regarding this proposed development and its impact to the community.

There being no one else who wished to address the Board, the Chairman brought it back to the Board for discussion.

Ms. Jones Smith inquired why staff would do a PUD which would require a waiver, instead of approving it as a CUP. She asked if they were zoned RP which allowed multifamily according to the Code, then why did they need the PUD. She noted that the Code stated single family, duplex, and multifamily were allowed in RP zoning.

Ms. Barron relayed her understanding that the applicant had submitted a Conditional Use Permit (CUP) since the LDRs did allow for multifamily within the RP zoning district with a CUP. She said that the CUP would be similar to the PUD; however, the PUD would allow staff to develop a plan to be able to construct the development itself. She remarked that the RP zoning district allowed duplexes according to the Schedule of Permitted and Conditional Uses Chart, noting that she would have to review the language in the Code. She explained that for consistency with Chapter 3, the RP zoning allowed for duplexes within the zoning district; however, the multifamily would need a CUP.

Mr. Greene opined that the PUD would work better because it would afford the Board and the engineer better design opportunities for the properties with the Board being able to establish conditions. He relayed that staff tries not to put a CUP on this zoning district. He said that RP allows a mix use of residential and commercial aspects; therefore, the PUD was recommended in order to satisfy what the applicant was attempting to accomplish which was primarily residential with an office to support that. He added that since the applicant was not building anything commercial, the PUD would satisfy what the applicant wanted as well as the requirements to facilitate the density and the design components desired for the property.

Ms. Jones Smith expressed concerns that this direction would require two waivers, with one to waive the minimum acreage required from ten acres to one acre in order to rezone it; additionally, the requirement for water and sewer connection had to be waived to allow septic systems. She said that since it would be allowed under the current zoning and be compliant with the same surrounding zoning, then why did staff want it rezoned.

Mr. Greene replied that there was not a zoning category to satisfy this project. He explained that the RP zoning was a dual use of residential and commercial, noting that this project was not doing any commercial.

Ms. Jones Smith asked if the RP required there to be two uses. She reiterated her concerns to place a PUD on such a small site, especially since the RP zoning already permitted multifamily with a CUP.

Mr. Greene responded that RP functioned as a dual use zoning district which would allow a person to work and live on their property. He relayed that staff felt that this would provide the opportunity to design a more compatible use through the PUD zoning since this would allow the Board to establish conditions and tailor the intensity of the development to the community. He stated the RP zoning would not allow this, but would be straight site development with no oversight except the minimum requirements in the LDRs.

Ms. Jones Smith asked how many units would have been allowed under the RP zoning based on setback standards.

Mr. Greene responded that it would be based on the maximum density and would be up to seven units to the acre which would essentially be 14 units.

Mr. Hartenstein presented the request for exemption from a Tier 1 Traffic Analysis, noting that this area was reviewed to determine if a traffic study was needed. He read part of the report which stated that the PM peak hour/peak direction capacity was 792 trips, and that the current volume was 347 trips. He said that since this proposed project would only result in four inbound trips and two outbound trips in the PM peak hour period, then the local roadway network had adequate capacity without reducing the level of service; therefore, an exemption from a Tier 1 Traffic Analysis was requested. He indicated that the applicant was willing to reduce the number of units, depending on the reduction. He reiterated their desire to work with the County, build a sustainable project, and help the homeless.

Mr. Gamble mentioned that on page three of the Board's packet, it stated that the applicant had provided a Tier 1 Traffic Analysis and that the proposed use would not have an impact on the road network.

Ms. McKeeby inquired if the applicant had any meetings with the neighborhood, and Mr. Hartenstein indicated they had not had any meetings and that nobody had contacted them.

Mr. Seth Lynch, Development Engineer with the Lake County Public Works Department, explained that a Tier 1 Traffic Analysis was the exemption the applicant was referring to, noting that this study showed no negative impact to the roads. He added that portions of the road were scheduled to be resurfaced this year.

Mr. Gamble asked how wide this road was currently and if it would be widened. He also wondered how wide most roads were.

Mr. Lynch responded that this road was currently 20 feet and would not be widened, noting that most roads were 20 to 24 feet wide for two-lane roads.

Mr. Morris asked about how this development would only generate four inbound trips and two outbound trips.

Mr. Lynch replied those numbers were during PM peak hours. He explained that the requirements from the Lake-Sumter Metropolitan Planning Organization (MPO) for a Tier 1 Traffic Analysis analyzed the PM peak hours and not the AM hours.

Mr. Morris expressed his concerns that it would be too tight to fit that many units.

Ms. Jones Smith relayed that she understood now why staff wanted it to be done as a PUD in order to have flexibility with how it was laid out and to maximize the permitted density; however, she wondered how many more units the applicant was able to build by using the PUD zoning than what would have fit under the existing RP zoning if they followed the CUP process and the LDRs. She had concerns for the two requested waivers as well.

Mr. Broadway explained that the foundation that gave them the funds to purchase the land did so because the land was zoned RP and would allow multifamily with the office satisfying the commercial element. He indicated that they had originally planned to keep the zoning as it currently existed until the engineers recommended the other zoning. He reiterated that they believed the land was already viable for what they wanted and was the reason it was purchased; furthermore, they did not meet with the neighbors since they thought it would remain its current zoning. He reiterated that their program was only assisting children already in Lake County schools.

Ms. McKeeby inquired about who would perform the property management and who would do the clearance for individuals approved to live on the site.

Mr. Broadway responded that the Florida Real Estate Center in the City of Clermont would be doing the real estate management; additionally, there would be an onsite unit given to a courtesy Lake County police officer to live rent free on the site. He indicated that all the families would be referred by entities such as police departments, transition programs, United Way, and Veterans Services; furthermore, his organization had a Board which would perform interviews and facilitate the process of the families moving into the units.

Mr. Hartenstein explained that in regards to the RP versus PUD, the density would not change; however, the main reasons to consider the PUD was due to the elimination of any commercial development since that was allowed under the RP zoning and the applicant did not want that because they wanted it to be a place to help homeless individuals. He added that the PUD would give flexibility to make adjustments such as setbacks.

Ms. Jones Smith asked to clarify that Mr. Hartenstein was implying that the concept plan would have been the same even under the RP zoning, and he confirmed that was correct. She reiterated that she did not see why a PUD was needed then. She clarified that the multifamily use would still require a CUP under the RP zoning, but they would not need to rezone the land to PUD.

Mr. Morris said that even under a CUP, the question would still be if this number of units would fit on this piece of property.

Mr. Gamble stated that he appreciated what the applicant was attempting to accomplish and what his organization did for people, but felt it was too much for the small area of land.

MOTION by Tim Morris, SECONDED by Kathryn McKeeby to DENY Tab 5, Hannah Grace Gardens.

FOR: Gamble, McKeeby, Jones Smith, Morris, and Todd

AGAINST: Hamilton

MOTION CARRIED: 5-1

Tab 6 – WILD FRIENDS OF THE EARTH CUP

Ms. Christine Rock, AICP, Senior Planner, Office of Planning & Zoning, presented Tab 6, Case # CUP-19-11-1, Wild Friends of the Earth Foundation. She said that this parcel was adjacent to Shady Grove Road in the City of Mascotte area, was currently zoned Agriculture with a Rural FLU designation, and the applicant was requesting a CUP in order to allow a private animal sanctuary to house no more than 10 exotic animals. She remarked that per the LDRs, exotic animals were allowed within the Agriculture zoning district with a CUP and the Rural FLU designation did allow animal specialty services with a CUP. She indicated that the animals the applicant was requesting was a mixture of Class I and Class II species per Florida Statutes, such as leopards, jaguars, tigers, lions, servals, lynx, and bobcats. She then displayed graphics of the overall property and the animal enclosure area. She relayed that the LDRs did not have regulations for exotic animals; however, there were state statutes regarding minimums and enclosure requirements, noting that according to the Florida State Statutes there was a 35 foot minimum setback from the enclosure to the property line. She remarked that this project would be enforced by the State and that the applicant would need to go through all the proper jurisdictional permits and abide by the minimums included within the ordinance.

Mr. Hamilton asked if there was a home on this property, and Ms. Rock replied there was.

Mr. Gamble inquired how close any adjacent homes were to this property, and Ms. Rock pointed out houses nearby to the northeast and west on the displayed map. Mr. Gamble then mentioned his concerns were the heights of the fence and cages since the animals were cats and could climb.

Ms. Diana Johnson, Deputy County Attorney, noted that the close-up exhibit Ms. Rock had displayed indicated that there would be a roof to the enclosures.

Mr. Hamilton agreed that it showed an enclosed top, and Ms. Jones Smith read that the exhibit displayed stated “each animal cage is 10 feet high, 9 gauge chain link panels with roof made of 9 gauge chain link and 9 gauge hog panels.”

Mr. Gamble asked about the exercise area, and Mr. Hamilton read from the exhibit sheet that the “exercise area is 16 feet high, hog panel 9 gauge with 4x4’s every 8 feet, and enclosed top is 11 ½ gauge chain link.”

Ms. Jones Smith asked for clarification that the exhibit was stating that the lynx, jaguar, and leopard enclosure would have a roof, but the tiger and lion exercise area would not have a roof.

Ms. Johnson inquired if the applicant was present in the meeting, and Ms. Rock said she was not present. Ms. Johnson then relayed that the Board could add any additional clarification to their motion to clarify the restrictions.

Ms. Jones Smith commented that if the State had strict regulations, then she did not want the Board to diminish those since the State would be the permitting institution.

Ms. Rock then displayed and read the State facility requirements for Class I and Class II wildlife, noting that the cages would have an inward angle overhang.

Mr. Morris opined that they should at least put in their motion that a minimum was to meet state requirements.

Ms. Rock commented that the ordinance did state to follow all required other jurisdictional regulations.

Ms. Jones Smith asked if this was a commercial facility that people could visit or a private sanctuary with no visitors, and Ms. Rock replied it was a private sanctuary for this family, noting that the ordinance conditions stated that the public was not allowed on the property and that it was for private use only.

MOTION by Tim Morris, SECONDED by Laura Jones Smith to APPROVE Tab 6, Wild Friends of the Earth CUP.

FOR: Gamble, McKeeby, Jones Smith, Morris, Todd and Hamilton

AGAINST: None

MOTION CARRIED: 6-0

OTHER BUSINESS

Mr. Greene mentioned that the next Planning and Zoning Board meeting would be held on March 4, 2020.

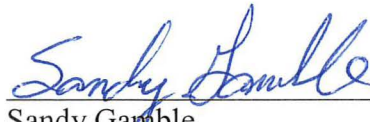
ADJOURNMENT

There being no further business, the meeting was adjourned at 10:14 a.m.

Respectfully submitted,



Kathleen Bregel
Deputy Clerk, Board Support



Sandy Gamble
Chairman