



MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:30 PM.

2. ROLL CALL

Present: Greg Buckley, Kay Koach, Jim McDonald, Eric Pangburn, Adam Wachowski

Excused: Rick Inman, Kristin Lee

Also Present: Joel Ehrfurth, Mach IV; Councilmembers Tracey Koach and Bonnie Shimulunas;
City Planner Elizabeth Runge; Recording Secretary Vicky Berg

3. ACTION ITEMS

Seeing a representative in attendance for Item B on the agenda, the Commission agreed to address Item B first.

- B. Review request for a Conditional Use Permit for a drive-thru restaurant at 1210 Washington Street (former M&M Lunch property), submitted by NIVLOC I, LLC (developer) and Mach IV Engineering & Surveying, LLC (applicant)

Discussion included hours of operation and traffic pattern on the site. Formal Site, Architectural, Landscaping and Lighting Plans will be reviewed at a future meeting.

Motion to recommend approval changing the hours of operation to 24 hours/7 days a week and only the drive-thru traffic shall be allowed to exit onto Washington Street, and forward to Council for public hearing.

Motion carried upon a roll call vote.

Motion by Wachowski, seconded by McDonald

Voting Yea: Buckley, Koach, McDonald, Pangburn, Wachowski

- A. Review the process to create TID No. 17 to support redevelopment in the West Twin River Redevelopment District, recommend the boundaries and schedule the public hearing for August 8, 2022

Motion to recommend the boundaries for TID No. 17 and schedule the public hearing for August 8, 2022.

Motion carried upon a roll call vote.

Motion by Wachowski, seconded by McDonald

Voting Yea: Buckley, Koach, McDonald, Pangburn, Wachowski

- C. Review Zoning Code provisions related to produce gardens in front and street side yards, referred by the City Council

Motion to not make any changes to the current ordinance. Friendly amendment to support expansion of the City's community gardens.

Motion carried upon a roll call vote.

Motion by Wachowski, seconded by McDonald

Voting Yea: Buckley, Koach, McDonald, Pangburn, Wachowski

Commissioner Wachowski requested discussion at a future meeting regarding landscaping and/or turf requirements in front yards.

4. STATUS REPORT

A. Comprehensive Plan Update

Comments through the Inventory section have been submitted to Bay Lakes Regional Planning Commission. Review will continue at the July meeting, and hopefully, review of the full plan at the August meeting.

5. ADJOURNMENT

Motion to adjourn at 6:42 PM.

Motion carried upon a voice vote.

Motion by Wachowski, seconded by McDonald

Voting Yea: Buckley, Koach, McDonald, Pangburn, Wachowski



Vicky Berg, Recording Secretary