

**MINUTES
LAKE COUNTY ZONING BOARD
JULY 1, 2009**

The Lake County Zoning Board met on Wednesday, July 1, 2009 in the Commission Chambers on the second floor of the County Administration Building to consider petitions for conditional use permits, conditional use permit revocations, and a mining site plan.

The recommendations of the Lake County Zoning Board will be transmitted to the Board of County Commissioners for their public hearing to be held on Tuesday, July 28, 2009 at 9 a.m. in the Commission Chambers on the second floor of the Round Administration Building, Tavares, Florida.

Members Present:

Timothy Morris, Vice Chairman	District 1
Scott Blankenship	District 2
James Gardner, Secretary	District 3
Paul Bryan, Chairman	District 5
Mark Wells	At-Large Representative
Larry Metz	School Board Representative

Members Not Present:

Egor Emery	District 4
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Staff Present:

Brian Sheahan, AICP, Planning Director, Planning and Community Design Division
Steve Greene, AICP, Chief Planner, Planning and Community Design Division
Rick Hartenstein, Senior Planner, Planning and Community Design Division
Sherie Ross, Public Hearing Coordinator, Planning and Community Design Division
Ann Corson, Office Associate IV, Planning and Community Design Division
Seth Lynch, Engineering Division, Department of Public Works
Glen Guzman, Code Enforcement Officer, Code Enforcement Division
Stan Wilson, Code Enforcement Officer, Code Enforcement Division
Erin Hartigan, Assistant County Attorney

Chairman Bryan called the meeting to order at 9:05 a.m. He led in the Pledge of Allegiance, and James Gardner gave the invocation. Chairman Bryan noted that a quorum was present. He confirmed the Proof of Publication for each case as shown on the monitor and that this meeting had been noticed pursuant to the Sunshine Statute.

Chairman Bryan explained the procedure for hearing cases on the consent and regular agenda; he stated that all exhibits presented at this meeting by staff, owners, applicants, and those in support or opposition must be submitted to the Public Hearing Coordinator prior to proceeding to the next case.

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Minutes

MOTION by James Gardner, **SECONDED** by Scott Blankenship to approve the June 3, 2009 Lake County Zoning Board Public Hearing minutes, as submitted.

FOR: Blankenship, Gardner, Bryan, Wells, Metz

AGAINST: None

NOT PRESENT: Morris, Emery

MOTION CARRIED: 5-0

Continuance Request

Brian Sheahan, AICP, Planning Director, stated that staff is requesting a continuance of the staff-initiated revocations of CUP#606-5, Roy Walker/PMCC, LLC (Agenda No. 1B) and CUP#189-5, L. H. Schonauer (Agenda No. 1H) until the August 5, 2009 Zoning Board public hearing.

Timothy Morris came into the meeting.

MOTION by Scott Blankenship, SECONDED by James Gardner to continue the staff-initiated revocations of CUP#606-5, Roy Walker/PMCC, LLC and CUP#189-5, L. H. Schonauer until the August 5, 2009 Zoning Board public hearing.

FOR: Morris, Blankenship, Gardner, Bryan, Wells, Metz

AGAINST: None

NOT PRESENT: Emery

MOTION CARRIED: 6-0

Discussion of Agenda

Brian Sheahan, AICP, Planning Director, discussed the process regarding the revocation of conditional use permits. He noted that revocations do not grant any additional uses; uses are actually taken away from the property. Regarding the two revocations that were continued, CUP#606-5 (Roy Walker/PMCC, LLC) and CUP#189-5 (L. H. Schonauer), Mr. Sheahan said the owners of those properties would like to discuss the continuation of activities on their properties. That will be done prior to the Zoning Board public hearing on August 5, 2009.

Regarding MSP#09/7/2-5, Mr. Sheahan stated that the applicant contacted staff late yesterday afternoon with some requested changes to the ordinance. Those changes are summarized in a memo and in a strike-through and underline format in the ordinance that was distributed to the Zoning Board members earlier at this public hearing. Generally these changes are minor in nature or clarifications.

Due to speaker cards received, Chairman Bryan said Agenda No. 1A, CUP#580-2 (Cantwell & Hill) and Agenda No. 1N, CUP#87/5/1-4 (Kathleen A. Waters), will be removed from the consent agenda and placed on the regular agenda. In addition, Agenda No. 4, CUP#09/7/3-3, Peer Ali Zafarali, LLC/Liyyahkaat Altaf Zafarali/Peer's Meat/Slaughterhouse and Agenda No. 5, MSP#09/7/2-5, Dan Cordle/Steven J. Richey, Esq./Professional Dirt Services will be removed from the consent agenda and placed on the regular agenda as speaker cards were also received for these cases.

Consent Agenda

Staff-Initiated Revocation of Conditional Use Permits:

CUP#88/9/3-1	Henry Gonzales/Nancy Steinmetz	1C
CUP#89/2/5-3	Frank Richardson/James & Connie Elmore	1D
CUP#00/3/1-4	Donald & Donna Holter and Laura Ann Day	1E
CUP#00/9/3-4	M. David & K. Schwalb	1F
CUP#993-4	B&R Holland	1G
CUP#255-3 & CUP#255A-3	Robert Moyer	1I
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CUP#126-5	Talmadge Etheredge	1M
ACUP#001-2004	Claudia & Earnest Fagin	1O
CUP#176-3	Campers' Inn of America/Frank & Mary Pellegrino	1P
CUP#288-1	Francis Durfree	1Q
CUP#07/8/1-5	Tail End Farms/Paul & Marnie Lewis	1R
CUP#831-3	Jeff Baker	1S
CUP#89/8/4-1	Jack & Rosemary Purdum	1T
CUP#09/7/3-5	Vantaggio Investment Group/Amy I. Velazquez Vantaggio Tower	2
CUP#09/7/1-5	M & J Groves, Inc./Barbara Stricklen Verizon Wireless/Laura Belflower, P.A. Verizon Wireless Tower	3

MOTION by Scott Blankenship, SECONDED by James Gardner to recommend approval of the above consent agenda.

FOR: Morris, Blankenship, Gardner, Bryan, Wells, Metz

AGAINST: None

NOT PRESENT: Emery

MOTION CARRIED: 6-0

Staff-Initiated Revocation of CUP#580-2 (Cantwell & Hilliard)**AGENDA NO.: 1A**

Brian Sheahan, AICP, Planning Director, explained the purpose of this Conditional Use Permit (CUP). He stated that in this case, the mobile home is not listed on the Property Appraiser's record card, and Mr. Peebles from the Property Appraiser's office said there is no assessment for the caretaker's residence. After viewing aerial photos on the GIS website, Mr. Peebles said the singlewide mobile home did not appear on the 2002 aerials, but it did appear on the 2004 aerials, indicating that the mobile home had been installed some time in the interim. No building permits were issued for the establishment of that mobile home. An inspection by the Zoning Department indicated that the mobile home is uninhabitable. Therefore, a revocation was put forth.

Chairman Bryan was informed that the original date of the Conditional Use Permit (CUP) was 1977.

James Hilliard said when he bought the property along with Cantwell, the CUP was included. He explained that in 1997, the Lake County Board of County Commissioners (BCC) enforced a fee of \$50 per year on the CUP. The mobile home was removed when he bought the property. When he tried to replace the mobile home, he was told he could not do that. For the first two or three times when he got the CUP invoice, he threw it away. Jim Kirby from Code Enforcement called Mr. Hilliard and then provided him with a copy of the CUP, which allowed a mobile home on the property. Mr. Hilliard said he then began the process of obtaining a permit for the mobile home. He had his septic tank checked and got another survey. He prepaid the school impact fees. He stated that every year County staff would come out to inspect the property and say there were no violations. In 2004, a hurricane came through and took the entire roof off of his house and ruined everything in the house. He has been recovering from that ever since. Therefore, he has not pursued setting up the mobile home since that time. During an inspection he asked if he could have a mobile home on the property and was told that it would not be a problem. The mobile home has been on the property since 2003 and is completely habitable. The last person who inspected his property told him that singlewide mobile homes are not allowed in Lake County. However, a replacement mobile home was placed near Cassia. He said he received no correspondence about this revocation. He has done everything he was told to do. If he is given a copy of the law stating that he cannot have a singlewide mobile home on the property, he will remove it from the property; but he does not want to lose the CUP. The mobile home is not hooked up at this time.

Mr. Sheahan said singlewide mobile homes are no longer allowed in Lake County. However, there is an ordinance that allows accessory dwellings so this type of CUP is no longer needed. Since no building permit was issued for this mobile home, County staff did not have an opportunity to warn Mr. Hilliard that a singlewide mobile home would not be permitted. The property is about seven acres in size; one dwelling and one accessory structure would be allowed on the property. If an accessory dwelling is desired, that would be allowable without a CUP.

Chairman Bryan confirmed with Mr. Sheahan that an accessory dwelling unit under the new ordinance can be a doublewide mobile home as long as it is at least 23 feet 4 inches wide. In response to Mr. Bryan, Mr. Sheahan said that it is not necessary to establish a need as previously required with a CUP, but there must be a single-family dwelling unit on the property. Mr. Sheahan stated that Mr. Hilliard could acquire an accessory dwelling on his property without a CUP being in place.

When Mark Wells asked if the shed would count against an accessory dwelling, Mr. Sheahan said the shed would be considered an accessory structure. Mr. Sheahan stated that the accessory dwelling unit would need a building permit.

Mr. Hilliard said there was never a time stipulation put on his conditional use permit. If this CUP is taken away, he was concerned that the Building and/or Zoning Division will not allow a mobile home on his property. He said he has followed everything he was told to do so he sees no reason to take the CUP away from him. He did not trust Lake County to give him a building permit.

Staff-Initiated Revocation of CUP#580-2 (Cantwell & Hilliard)

AGENDA NO.: 1A

PAGE NO.: 2

In response to Timothy Morris, Mr. Sheahan said that if Mr. Hilliard wanted to continue with the CUP, the mobile home must be at least 23 feet four inches wide and Mr. Hilliard must demonstrate the need for a caretaker’s residence. He explained that a CUP is authorization to apply for a building permit. It is not a permit in itself. It does not grant entitlements. In this case the CUP is more restrictive than an accessory dwelling because it limits it to a caretaker’s residence.

Chairman Bryan added that this Board is a recommending board only, and the Board of County Commissioners (BCC) will be hearing this case later this month when a final determination will be made. Before the BCC public hearing on July 28, he suggested Mr. Hilliard look into the requirements for an accessory dwelling. He felt Mr. Hilliard may find these requirements more compatible with his needs than the CUP. Mr. Hilliard said he would do that.

Larry Metz confirmed with Mr. Sheahan that Mr. Hilliard will need a building permit whether he continues this CUP or uses the accessory dwelling option. Regardless of which option Mr. Hilliard uses, Mr. Sheahan said the mobile home must meet the current requirements of the Florida Building Code. Mr. Metz also confirmed that whichever way Mr. Hilliard decides to go, the mobile home must be at least 23 feet four inches wide. Only with the CUP will Mr. Hilliard be required to pay the \$50 annual inspection fee and demonstrate the need for a caretaker’s residence.

MOTION by Scott Blankenship, SECONDED by Timothy Morris to recommend approval of the revocation of CUP#580-2.

FOR: Morris, Blankenship, Gardner, Bryan, Wells, Metz

AGAINST: None

NOT PRESENT: Emery

MOTION CARRIED: 6-0

Staff-Initiated Revocation of CUP#87/5/1-4 (Kathleen A. Waters)

AGENDA NO.: 1N

Brian Sheahan, AICP, Planning Director, explained the purpose of this Conditional Use Permit (CUP). He said the property owner was notified by the Lake County Code Enforcement staff on April 25, 2007 and again on August 31, 2007 that the annual inspection fee for renewal of the CUP had not been received. Due to failure to pay, the CUP is being recommended for revocation. The file indicates several attempts to contact the property owner.

Chairman Bryan confirmed with Mr. Sheahan that the only basis for the revocation recommendation was failure to pay the annual fee. When Chairman Bryan asked how long the fee has gone unpaid, Mr. Sheahan said there is correspondence in the file from 2004 to 2008. James Gardner was informed by Mr. Sheahan that there is no response shown in the file.

Steve Baumann said he was not aware of any contact or invoice from Lake County. He said he would be glad to pay the invoices. He did not understand why the CUP was being revoked. He and his family live in the mobile home. It is the only residence on the property. The nursery is no longer on the property.

Timothy Morris questioned why there was a CUP on the property since the mobile home is a residence.

After further discussion, it was discovered that Mr. Baumann is an adjacent property owner rather than the owner of this property. He had been noticed as an adjacent property of this proposed revocation.

MOTION by Timothy Morris, SECONDED by Scott Blankenship to recommend approval of the revocation of CUP#87/5/1-4.

FOR: Morris, Blankenship, Gardner, Bryan, Wells, Metz

AGAINST: None

NOT PRESENT: Emery

MOTION CARRIED: 6-0

CASE NO.: CUP#09/7/3-3 AGENDA NO.: 4

OWNER: Peer Ali Zafarali, LLC
APPLICANT: Liyyahkaat Altaf Zafarali
PROJECT NAME: Peer's Meat/Slaughterhouse

Steve Greene, AICP, Chief Planner, presented the case and staff recommendation of approval with conditions. He showed an aerial on the monitor and submitted it as County Exhibit A. He noted that the subject property is surrounded by other agriculturally zoned properties as shown on the aerial. He spoke of Appendix A in the final package, which shows the prior Code history and violations received by the property owner for conducting the operation without the necessary permits and licenses. He added that the slaughterhouse activity will be centrally located on the property and will be buffered and screened from adjacent properties.

There was no one present to represent the case. Mr. Greene stated that the applicant had been informed of the public hearing and his presence was requested, but he chose not to attend. However, there are some adjacent property owners in the audience who would like to speak.

Carol Wood said this is a residential neighborhood; a slaughterhouse is a commercial use. It does not belong here.

Penny Munsey reiterated that this is a residential area. She spoke of the terrible conditions they had to put up with until the operation was closed by Code Enforcement. The people in this neighborhood take pride in their property. The neighborhood residents are concerned about decreasing property values if this zoning change is approved. She said she did not receive a notification postcard, but she lives in the neighborhood. She was speaking for others in the neighborhood who received a card but are working and could not attend. She said the property owners are concerned about sanitation and the sound of animals screaming. They do not want this in their neighborhood. If it will help, she said she will start a petition of opposition in order to stop this operation because such an operation will change this area drastically. She concluded by saying that the owner does not follow the rules now; she questioned why the County would think he would follow them if this is approved. He is cruel to the animals on his property.

Kenneth Pumphrey said Mr. Zafarali has not lived up to the law in the past; he saw no reason to think Mr. Zafarali would follow the rules in the future. This is a growing community. He asked that this Conditional Use Permit (CUP) not be approved.

Chairman Bryan said he reviewed the file for this case including the detailed Code report. That report demonstrated a complete lack of respect for County rules and regulations. This was a concern to him and verified by neighbors who have spoken at this meeting. He could not support this request.

MOTION by Timothy Morris, SECONDED by Scott Blankenship to recommend denial of CUP#09/7/3-3 to allow for a slaughterhouse operation.

FOR: Morris, Blankenship, Gardner, Bryan, Wells, Metz

AGAINST: None

NOT PRESENT: Emery

MOTION CARRIED: 6-0

CASE NO.: MSP#09/7/2-5

AGENDA NO.: 5

OWNER: Dan Cordle
APPLICANT: Steven J. Richey, Esq.
PROJECT NAME: Professional Dirt Service Mining Site Plan

Steve Greene, AICP, Chief Planner, presented the case and staff recommendation of approval. He showed an aerial on the monitor and submitted it as County Exhibit A. He also showed a document with the site's topography, site location, and site plan and present conditions for the existing C & D site on the monitor and submitted it as County Exhibit B. He noted that staff had recently received a letter of opposition. He submitted a memorandum, applicant's proposed revisions to the ordinance for this case, and a letter of opposition from Tim and Marianne Trott (County Exhibit C).

Mr. Greene explained that the consent agreement contains language indicating the establishment of a 50-foot setback around the property line, thereby centralizing the mining and construction and demolition debris (C&D) activity on the property. This 50-foot setback was established via the Florida Department of Environmental Protection (FDEP) permit that was issued in 2001. He added that staff has provided conditions in the ordinance that would mitigate any adverse impacts from this property on adjacent properties. The applicant proposes to maintain the existing vegetation along the property line to serve as a screen and buffering of the subject activities from the adjacent property activities. He stated that staff has found the proposed changes not inconsistent with the proposed ordinance provided to the Zoning Board in the booklet earlier.

Timothy Morris asked about the change from a 100-foot setback to a 50-foot setback. Mr. Greene explained that the 100-foot setback was originally established for the land area that was the access drive. Staff felt they would use the standard 100-foot setback required in the Land Development Regulations (LDRs) for the areas not being mined. However, the County is bound by the 50-foot setback established in the consent agreement. Since that time, staff has received information regarding how the FDEP permit was issued and the setbacks it has advocated. Therefore, staff has determined that the applicant's request for a 50-foot setback at the perimeter is consistent with the FDEP requirement.

Chairman Bryan stated that this case was originally on the consent agenda and has a favorable staff recommendation.

Steve Richey, applicant, said he would like to have Ted Wicks speak, which may address some of the concerns in the letter of opposition.

Ted Wicks of Wicks Consulting Services said his company has been project engineer for Mr. Cordle and Professional Dirt Service since 1990/1991. Mr. Cordle and Professional Dirt Service acquired the property in the early 1980s. At that time as part of his business, Mr. Cordle continued to remove clean fill from that site. Under the codes at that time, he was allowed to dispose of clean fill. With the inception of FDEP permitting, Mr. Cordle immediately permitted this project for disposal of C & D material. Eventually permitting with the FDEP evolved into full landfill-type permitting. This operation was then permitted as a C & D landfill under the new regulations. A groundwater monitoring plan was approved; that plan has been in place since 1990/1991. Under the consent order they signed with Lake County in 2002, the use of this pit is limited to Mr. Cordle's business. The operation has continued to operate under the FDEP permit. They have a long history of groundwater monitoring for the project. No trends have developed in the monitoring program (done twice a year) that have shown any contamination. The FDEP permit also requires that they maintain trained operators and trainers. It also requires that they provide financial assurance that there is money bonded to physically close and provide long-term care of this facility at whatever mode it might be should Mr. Cordle walk away. The application before this Board is to allow Mr. Cordle to extract clean material from this pit and put it out on the public market rather than require him to take it to his jobs. It would also allow them to open this up to C & D material from other people as well. In doing that, they will be able to expedite closure of this project. Mr. Wicks explained that the consent agreement signed provided for established setbacks of 50 feet. They have worked with County staff since

CASE NO.:	MSP#09/7/2-5	AGENDA NO.:	5
OWNER:	Dan Cordle	PAGE NO.:	2
APPLICANT:	Steven J. Richey, Esq.		
PROJECT NAME:	Professional Dirt Service Mining Site Plan		

the execution of the consent agreement to ensure that staff is provided with semiannual water quality reports. If this mining site plan is not approved, they can continue to operate under the consent order for the life of the facility.

Mr. Richey confirmed that the 50-foot front buffer where it was encroached upon will be re-established by backfilling it and creating the buffer in Phase 1. Once Phase 1 is closed, Mr. Wicks said it will be reclaimed to an open field. Mr. Richey added they will be replacing trees based on the new Code provisions that are in the landscape ordinance that has not yet been adopted. He said they will be maintaining the natural vegetation except where they have to infringe into it to put in storm water. Mr. Wicks said they have agreed to go to the 33-1/3 percent caliper ratio for replacement trees. If this mining site plan is not approved, Mr. Wicks said they will follow the basic reclamation requirements of Chapter 6. The proposed document goes beyond what is required in Chapter 6 and will actually re-establish some perimeter buffering that is not required now.

Mr. Richey explained that there are no timetables in the proposed ordinance because the economy is what mandates the timing regarding what materials are taken off the site and what materials will be brought on the site as far as C & D material. The operating permit is reviewed once a year, and the conditional use permit is reviewed every three years.

Mr. Wicks said the hours of operation will be 7 a.m. to 5 p.m., Monday through Friday. They do anticipate some activity on Saturday as they prepare for the next week. He did not feel there would be any off-site hauling or any C & D material coming in on Saturdays. Mr. Richey said there will be no activity permitted on Sunday.

Using County Exhibit A, Mr. Wicks pointed out Phase 1 of the project. He said Phase 1 will be closed and reclaimed when they go into Phase 2. At the request of Steve Richey, Mr. Wicks also pointed out Phases 2 & 3. As a phase is finished, it will be reclaimed and brought back to grade. That portion can then be taken out of the bonding requirements and reduce that impact financially.

In response to Chairman Bryan, Mr. Richey said there are no time constraints in the consent order as far as phasing or daily/weekend activities. When Chairman Bryan asked if the consent order addresses the clean backfill of the 50-foot buffer area, Mr. Richey said it does not require it.

When Chairman Bryan asked about erosion problems and trees that Mr. Trott had commented on in his letter, Mr. Wicks said the burrow pit was started in the general area near Mr. Trott's house. There are some very steep banks. It is their intent as they do Phase 1 to get out into that area and re-establish that 50-foot setback as quickly as they can. In addition, they will be doing things to begin correcting problems that Mr. Trott cited in his letter. Mr. Morris asked Mr. Wicks how long he felt it would take to shore up that southern boundary. Mr. Wicks replied that if this was the market of two years ago, it probably could be done within three to five years.

When Barnard Berghuis questioned whether an area to the north where all the trees have been removed would be mined in the future, Mr. Wicks said there were some planted pines in that area that have been harvested. This is the Phase 3 area. They will eventually extract clean burrow material out of there, leaving the 50-foot setback. That C & D material will be brought back up to grade and closed. Until the sand is extracted, the area will remain in its current condition. In response to Mr. Berghuis, Mr. Wicks said the sinkholes in that area were sealed up quite a while ago.

Mr. Morris was informed by Mr. Greene that the ordinance the Board received at this meeting contains applicant changes. However, staff was agreeable to those changes.

CASE NO.: MSP#09/7/2-5 **AGENDA NO.:** 5
OWNER: Dan Cordle **PAGE NO.:** 3
APPLICANT: Steven J. Richey, Esq.
PROJECT NAME: Professional Dirt Service Mining Site Plan

MOTION by James Gardner, SECONDED by Scott Blankenship to recommend approval of MSP#09/7/2-5 for a construction and demolition debris landfill and sand and fill mining activity.

When Mr. Wells asked if staff was aware of the sinkholes and them being sealed, Mr. Greene said Walter Wood, Lake County Senior Hydrologist, reviewed the geotechnical report. He added that Mr. Wood participated in providing early input on the revisions that were given to this Board in their packet.

In comparing the consent agreement with the proposed ordinance, Larry Metz asked if the proposed ordinance expands the area that is allowed for excavation. Mr. Greene replied that he is more comfortable with the information that was distributed at this meeting as well as what was previously prepared in the consent agreement. He felt the language in those documents were stronger. The original proposed ordinance has the same property limits as those listed in the consent agreement and the information distributed today. Mr. Metz confirmed with Mr. Richey that the 50-foot setback requirement was indicated in the consent agreement. Mr. Richey added that the plan that was filed with the consent agreement has a drawing with the 50-foot setback. The difference is that part of that 50 feet is gone; the consent agreement does not speak about re-establishing that setback, but additional conditions now re-establish that. Mr. Greene showed Exhibit B from the final package on the monitor, noting that this plan is from the FDEP permit, which is referenced in the consent agreement. This site plan shows the 50-foot setback. The site plan attached to the ordinance mimics and reflects the same setback. In response to Mr. Metz, Mr. Richey said the new ordinance will not enlarge the area for Excavation A. Mr. Metz confirmed that the difference is that they can only put C & D in there from their own business and they cannot sell C & D material to third parties or receive C & D material from their parties. In viewing the aerial, Mr. Metz said the burrow pit is relatively confined; but if this is opened up to a commercial dirt service with other parties, the market returns from this activity will be quite different from the last four years. He said he is focusing on the compatibility issue. Chairman Bryan agreed that it will be a more intense operation. Mr. Richey added that it will be more intense for a shorter period of time.

Mr. Richey said he has talked to several of the neighbors, and they understand what is being proposed and why it is being proposed. He said he has tried to deal with the neighbors' concerns.

FOR: Morris, Blankenship, Gardner, Bryan, Wells
AGAINST: Metz
NOT PRESENT: Emery
MOTION CARRIED: 5-1

Discussion of Staff Presentations

Due to recent staff shortages because of the economic times, Brian Sheahan, AICP, Planning Director, asked if this Board would be willing to listen to some “practice” staff presentations by junior staff to allow them to improve their presentation skills and then critique them. A full board is not necessary. The Board was agreeable to this.

Adjournment

There being no further business, the meeting was adjourned at 10:54 a.m.

Respectfully submitted,

Sherie Ross
Public Hearing Coordinator

Paul Bryan
Chairman