

CITY OF GAINESVILLE

PLANNING AND ZONING COMMISSION MINUTES  
REGULAR MEETING

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2:00 p.m.

Wednesday, April 18, 1990

**Members Present:** Don Hawkins, Van Knight, Luann Shortnacy, Chris Kaden, Russell Duncan, and John Schmitz.

**Members Absent:** Allen Fleitman.

**Staff Present:** Gene Cravens and Pat Payne.

**Visitors Present:** List attached.

The meeting was called to order by Chairman Van Knight at 2:05 p.m.

The **second item on the agenda** was consideration and approval of the minutes from the regular meeting of March 21, 1990. A motion was made by Don Hawkins and seconded by Luann Shortnacy to accept the minutes as presented. Motion carried by the following votes: Ayes: Duncan, Kaden, Hawkins, Shortnacy, Knight and Schmitz. Nays: None. Absent: Fleitman

The **third item on the agenda** was consideration and recommendation on a request by J. C. Bullard for a Specific Use Permit for a two-year period to place a mobile home on his property at 803 Summit Avenue to be used as security purposes only. In the absence of Mr. Bullard, Mr. Knight asked Mr. Cravens to explain Mr. Bullard's request to the Board. Mr. Cravens explained that upon Mr. Bullard's request and application, the procedures he would have to go through were explained to him in order to secure a Specific Use Permit; which procedures included submitting a site plan for placement of the mobile home. Mr. Bullard only submitted a map copied from the plat maps in the Inspection Office, upon which he placed an "X" for the proposed location of the mobile home. No dimensions were given as to location and proximity of the mobile home to Mr. Bullard's business.

Mr. Cravens said that based upon information given, or lack thereof, he was recommending denial of the Specific Use Permit.

Mr. Knight asked if anyone else would like to speak either for or against the request for the Specific Use Permit for J. C. Bullard; there was none.

Mr. Duncan said he was against the request because of the denseness of the property and surrounding neighborhood. Mr. Kaden said he didn't see where there is any safe place on the lot where a mobile home could be placed.

not carried out presently. Mr. Hawkins said he is more in favor of boring under the Interstate to extend a water line to the Par Three Ranch. The present line on the west side of the Interstate is a 10-12 inch line (the line extends north to the Tourist Bureau).

Mr. Knight asked if anyone else wanted to speak in favor of the request; there was none. He then asked if anyone wanted to speak in opposition; there was none. After no further discussion, a motion was made by Don Hawkins and seconded by Luann Shortnacy to **approve the request for out-of-city water by tapping into the existing line on the west side of the highway.** Mr. Cravens said cost figures will be solicited and submitted for further consideration. Motion carried by the following votes: Ayes: Duncan, Kaden, Hawkins, Shortnacy, Knight and Schmitz. Nays: None. Absent: Fleitman.

The **fifth item on the agenda** was consideration and recommendation on a proposed amendment to the Zoning Ordinance allowing flea markets/swap meets in the City by Specific Use Permit and designating zoning districts thereof. Mr. Cravens explained the additions made to the draft ordinance since the previous P & Z meeting. Overnight lodging will be allowed only for registered flea market vendors for a maximum stay of four nights (a registered vendor is one who has paid his fee to the owner of the property). The sale and display of any animals or fowl is not allowed.

After no further discussion by the Board, a motion was made by Don Hawkins and seconded by Chris Kaden to **recommend approval of the proposed ordinance to regulate flea markets within the City by Specific Use Permit and designation of zoning districts, which includes Commercial, Light Industrial and Heavy Industrial.** Motion carried by the following votes: Ayes: Duncan, Kaden, Hawkins, Shortnacy, Knight and Schmitz. Nays: None. Absent: Fleitman.

The **six item of business** was discussion of the proposed Subdivision Regulations. Mr. Cravens stated that the Subdivision Review Committee had met three times and had done a good job in formatting a new set of proposed regulations. He stated further that he will have the draft for the P & Z to review at the May meeting.

After no further business the meeting was adjourned at 2:42 p.m.