

CITY OF LYNN HAVEN
PLANNING COMMISSION
JUNE 3, 2014

The Lynn Haven Planning Commission's regular meeting was held on Tuesday, June 3, 2014, at 5:30 p.m. in the City Commission meeting room.

Present: Darrell Turner, Chairman
Paul Passen
Bob Sterrett
Dennis Hlad
Amanda Richard, Planner
Rob Jackson, City Attorney
David Barber, Project Manager

Absent: Ben Faust, Jerry Whitworth, Vice Chairman, Bill Fitzgerald

Mr. Darrell Turner, Chairman, called the meeting to order at 5:30 p.m.

Board member, Hlad, made a motion to excuse Board members, Ben Faust, Jerry Whitworth and Bill Fitzgerald, from the meeting.

Second to motion: Paul Passen

On vote: Hlad: aye
Sterrett: aye
Passen: aye
Turner: aye
Motion passed: 4-0

2. Board member, Dennis Hlad, made a motion to approve the Minutes from the May 15, 2014, meeting.

Second to motion: Bob Sterrett

On vote: Hlad: aye
Sterrett: aye
Passen: aye
Turner: aye
Motion passed: 4-0

3. Villages @ Mill Bayou, Phase 1A, Shoreline Village Administrative Exception (AE-14-2): Ms. Amanda Richard, City Planner, addressed the Board and stated that the Applicant, D&H Properties, has requested an Administrative Exception for the spacing of street lighting for the Shoreline

Village project. The Applicant wishes to deviate from the section of the City Code that requires the maximum spacing between street lights to be 75 feet. The Applicant is requesting that the City allow the spacing between street lights to be 150 feet. This exception is for the entire Phase 1. Ms. Richard pointed out that these requirements were put in the Code by this developer and now they are requesting a change to the requirements. Ms. Richard stated that the Applicant contends that most TNDs are “dark sky” developments, and she agrees. However, Ms. Richard stated that she believes a dark sky development is created by the type of lighting used and not necessarily by the spacing of the lights.

Board member, Hlad, asked if there were sidewalks in the development and Ms. Richard replied that there would be.

Board member, Sterrett, asked what the average lot width was and Mr. David Barber, Project Manager for the Shoreline development, responded that the average lot width was 75 feet.

Board member, Paul Passen, asked Mr. Barber the reason for the request, and Mr. Barber replied that there were too many lights in the design. Board member, Passen, asked why 75 feet had been placed in the Code and Mr. Barber stated that he thought this just “got in under the radar”.

Ms. Richard addressed the Board and stated that she doesn’t think that the specifics for an individual TND belong in the Code, as a TND is a land use that allows for many different types of development.

City attorney, Rob Jackson, stated that the Board should consider this exception as presented.

Board member, Bob Sterrett, stated that the Board may need to look at the Code before the development of Phase 2 of this project.

There was a question as to whether or not a previous Administrative Exception by this developer regarding garages was for Phase 1A or for the entire Phase 1, and the City attorney stated that the garage exception was for the entire Phase 1 and thought that the lighting exception should match and be for the entire Phase 1 as well.

Board member, Paul Passen, made a motion to approve the request for the Administrative Exception to change the maximum street light spacing from 75 feet to 150 feet for Phase 1 of the Shoreline project.

Second to motion: Bob Sterrett

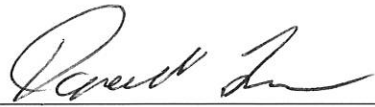
On vote:	Hlad:	aye	
	Sterrett:	aye	
	Passen:	aye	
	Turner:	aye	Motion passed: 4-0

Ms. Richard asked if the alleys should be lighted, as it was shown on the lighting plan that they

would not be. Mr. Barber stated that he would double check the areas where no lighting is shown.

City Planner's Report: Ms. Amanda Richard addressed the Board and gave them a brief update on some upcoming projects. She stated that Walmart's proposed expansion and the proposed dialysis center on one of Walmart's outparcels is progressing, and, that the owner of the Nature Walk golf course will probably be requesting a land use change in the near future.

With there being no further business or discussion, the meeting was adjourned at 5:52 p.m.

A handwritten signature in black ink, appearing to read "Darrell Turner", written over a horizontal line.

Darrell Turner, Chairman