



CITY OF SPRING PARK
PLANNING COMMISSION MINUTES
JULY 13, 2022 – 6:00 PM
SPRING PARK CITY HALL

1. CALL TO ORDER

Chair Hoffman called the meeting to order at 6:00PM and noted the public hearing on the agenda was an extension of the public hearing that was held on June 15, 2022.

Commissioners Hoffman, Mason, Avalos, and Terryll were present. Commissioner Homan was absent.

2. APPROVAL OF MINUTES

a. Planning Commission Minutes from June 15, 2022

Planning Commissioner Mason motioned, being seconded by Planning Commissioner Avalos, to approve the meeting minutes as presented. On vote being taken, the motion was unanimously approved.

b. Planning Commission Work Session Minutes from July 6, 2022

Planning Commissioner Terryll motioned, being seconded by Planning Commissioner Avalos, to approve the meeting minutes as presented. On vote being taken, the motion was unanimously approved.

3. PUBLIC HEARING – THE YACHT CLUB

a. City Planner Brixius Cover Memo

b. C4, Office Commercial District – Zoning Code

c. Draft Amendment to the Zoning Code

City Planner Brixius addressed agenda items a-c above by reviewing a draft of the C4 Zoning Code Ordinance showing the requested additional uses that would require an amendment to the Ordinance and conditional use permits for each of those uses.

d. Olson Global Proposal

Kelly Olson with Olson Global presented their updated proposal for The Yacht Club project addressing some of the prior concerns regarding parking, noise, handicapped accessibility, etc.

e. Edgewater Presentation

Mark from Edgewater presented his concerns on the project but did say that he believes that the 2 parties can work something out that works for both sides.

At 7:30 p.m. Planning Chair Hoffman asked for a motion to open the public hearing. Commissioner Mason motioned, being seconded by Commissioner Terryll, to open the public hearing. On vote being taken, the motion was unanimously approved. Several residents presented their questions, concerns, support, etc. regarding the proposal from Olson Global for The Yacht Club project.

After all comments were heard and presented, at 9:12 p.m., Planning Chair Hoffman asked for a motion to close the public hearing. Commissioner Mason motioned, being seconded by Commissioner Terryll, to close the public hearing. On vote being taken, the motion was unanimously approved.

City Planner Brixius suggested that the applicant file for an extension as the original application expires 8/30/22 and the level of detail needed from the applicant had not been provided yet. The applicant requested that the Planning Commission decide whether they will agree to allow the additional uses under the C4 Zoning Code. Discussion was had.

Planning Commissioner Mason motioned, being seconded by Planning Commissioner Avalos, to approve amending the C4 Zoning Code to allow the additional uses as outlined in the draft Ordinance. On roll call vote, Mason-yes, Avalos – yes, Hoffman – no, Terryll – yes. Motion carried 3-1.

4. PARK MAINTENANCE/REPAIRS:

- a. Status of Plaques & Trellis
- b. Repairs and maintenance needed at Thor Thompson & Wilkes Parks

Due to the late hour, it was agreed to table this agenda item until the next Planning Commission meeting.

5. ADJOURNMENT

At 9:52, Commissioner Avalos motioned, being seconded by Commissioner Terryll, to adjourn the meeting. On vote being taken, the motion was unanimously approved.