



# City of Venice

401 West Venice Avenue  
Venice, FL 34285  
www.venicegov.com

## Meeting Minutes Planning Commission

---

Tuesday, January 20, 2026

1:30 PM

Council Chambers

---

### I. Call to Order

Chair Snyder called the meeting to order at 1:30 p.m.

### II. Roll Call

**Present:** 6 - Barry Snyder, Kit McKeon, Robert Young, Bill Willson, Jerry Jasper and Pam Schierberg

**Excused:** 1 - Richard Hale

### Also Present

Council Liaison Kevin Engelke, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Deputy Clerk Toni Gregory, and Recording Secretary Amanda Hawkins-Brown.

### III. Approval of Minutes

[26-0477](#) Minutes of the January 6, 2026 Meeting.

A motion was made by Vice Chair Willson, seconded by Ms. Schierberg, that the minutes of the January 6, 2026 meeting be approved as written. The motion carried unanimously by voice vote.

### IV. Audience Participation

There was no one signed up to speak.

### V. Public Hearings

[24-46SP](#) Agape Hanger Addition Site and Development Plan (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Leonard Anderson, J2Solutions, Inc.

Applicant/Owner: Allen Speer, CEO, Agape Flight, Inc.

Chair Snyder announced this is a quasi-judicial hearing, read the memorandum regarding advertisement, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Mr. McKeon, Vice Chair Willson, and Ms. Schierberg disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented general information, project description, proposed plan, elevations, aerial map, site photographs, future land use map, zoning map, surrounding land uses, consistency with Comprehensive Plan, Land Development Code compliance, development standards, decision criteria, findings of fact, and recommended stipulation that an amendment to Agape Flights lease agreement with the City must be approved by City Council to incorporate the site plan area before any construction occurs on the site.

Allen Speer, Applicant, and Melanie Smith, Agent, both being duly sworn, presented organization information, missionary work, operations, a video of organization's mission, project team members, 12,000 square foot hanger with utilities, and SouthWest Florida Water Management District (SWFWMD) permit already attained.

Tom Martin, 217 Airport Avenue West #114, being duly sworn, spoke on Agape's use of runway 13.

Russ Grotrian, 111 Airport Avenue, being duly sworn, spoke on support of Agape Flights mission, and wooded area having a history of a bald eagle nest.

Larry Luber, 405 Rio Terra, being duly sworn, spoke on living in landing zones, work done with Agape Flights, and being in favor of petition.

Ms. Smith spoke on SWFWMD review done, environmental study completed, and operations have not had any violations.

Chair Snyder closed the public hearing.

**A motion was made by Vice Chair Willson, seconded by Mr. McKeon, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this Petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record moves to approve Site and Development Plan Petition No. 24-46SP with the stipulation presented by staff. The motion carried by the following electronic vote:**

**Yes:** 6 - Chair Snyder, Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Jasper and Ms. Schierberg

**Absent:** 1 - Mr. Hale

[25-76VZ](#)

Lord-Higel's Coffee House Variance (Quasi-Judicial)

Staff: Nicole Tremblay, AICP, Senior Planner

Agent: Alyssa Williams

Leaseholder/Applicant: Gary Lauters II

Chair Snyder announced this is a quasi-judicial hearing, read the memorandum regarding advertisement, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Mr. McKeon, Vice Chair Willson, Chair Snyder, and Ms. Schierberg disclosed site visits.

Senior Planner Tremblay, being duly sworn, presented general information, project description, proposed sign, location, aerial map, site photographs, future land use map, zoning map, Land Development Code compliance, decision criteria, and answered Commission questions on projecting sign usage, hardship details, and visibility.

Alyssa Williams, Applicant, being duly sworn, spoke on visibility for traffic, alterations to traffic intersection, safety concerns, and answered Commission questions on size requested, how the sign is attached, and ability to remove sign for storms.

Howard Berk, 501 Granada Avenue, spoke on opposition to variance, traffic concerns, there being no competing businesses on street, concern for causing distraction for drivers, and it being a residential neighborhood.

Ms. Williams spoke on hours of operations, within sound ordinance levels, public process that took place to determine use, intent for sign, and similar property signage and setbacks.

Chair Snyder closed the public hearing.

Discussion took place regarding history of house, and being in favor of use.

**A motion was made by Mr. McKeon, seconded by Ms. Schierberg, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this Petition meets each of the variance criteria in Section 1.13.3 of the Land Development Code and therefore moves to approve Variance Petition No. 25-76VZ. The motion carried by the following electronic vote:**

**Yes:** 6 - Chair Snyder, Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Jasper and Ms. Schierberg

**Absent:** 1 - Mr. Hale

## **VI. Comments by Planning and Zoning Department**

Planning and Zoning Director Clark spoke on presenting the annual report to City Council on February 10th, approval of Comprehensive Plan update, and upcoming work on the Parks Master Plan.

Discussion took place regarding Barry's history on the Commission, and the Joint Planning Agreement (JPA).

## **VII. Comments by Planning Commission Members**

Discussion took place on next meeting and the upcoming expiring seat terms.

## **VIII. Adjournment**

There being no further business to come before this Commission, the meeting was adjourned at 2:35 p.m.

---

Chair

---

Recording Secretary