

EXCERPT FROM THE APRIL 16, 2013 REGULAR MEETING OF THE PLANNING COMMISSION

2. Zoning Map Amendment Petition No. 12-2RZ - AJAX Plant Site - Owner: SJT – Venice, LLC - Agent: Chris VanHise, Attorney - Staff: Roger Clark, Planner

(1:59) Chair Snyder stated this is a quasi-judicial hearing; read a memorandum dated April 16, 2013, stated two written communications have been received regarding this petition; and opened the public hearing.

Mr. Persson queried commissioners on ex-parte communications and conflicts of interest. Mr. Murphy stated he conducted a site visit. Mr. Snyder declared the petition was brought up at the VGRC community development district meeting as information only, landscaping was discussed, stated he has no financial interest, but is a resident of VGRC.

Staff Presentation

Mr. Clark, being duly sworn, requested his previous presentation be incorporated into the record for this petition.

Presentation

Mr. VanHise, being duly sworn, requested his prior comments be incorporated into the record for this petition.

Mr. Clark answered questions on requirements for the Department of Environmental Protection (DEP) approval stating DEP requirements would apply if new development was being proposed, noted the city cannot require state permits before the local permit is issued, explained the stockpile regulations for this property are no more than 25 feet and the applicant is currently in compliance.

Mr. VanHise confirmed there are no stock piles on their property, AJAX has purchased assets on the Venice Minerals property, and directed further questions to Mr. Horan.

Mr. Horan, being duly sworn, stated AJAX purchased the equipment and stockpiles of materials but Venice Minerals still owns the land, confirmed those stockpiles are not under this petition, the stockpiles are governed by whatever agreement Venice Minerals had, and pointed to the location of the stockpiles that exceed 25 feet. He reported he discussed the issue with Mr. Clark, stating the piles are allowed to remain until they are depleted, the piles cannot be increased, and explained how the piles are being depleted.

EXCERPT FROM THE APRIL 16, 2013 REGULAR MEETING OF THE PLANNING COMMISSION

(2:09) Chair Snyder closed the public hearing.

Mr. Graser **moved** based on the staff report and the presentation, the Planning Commission, sitting as the local planning agency, finds this request consistent with the Comprehensive Plan and the affirmative Findings of Fact in the record and, therefore, recommends to City Council approval of Zoning Map Amendment Petition No. 12-2RZ. **Seconded** by Mr. Towery.

Discussion followed on intent of the city plan to move these industries out to North Venice, the addition of residential areas, and the effort between the parties to be compatible neighbors.

ROLL CALL: Mr. Shrauger, YES; Mr. Graser, YES; Mr. Towery, YES; Mr. Williams, YES; Mr. Murphy, YES; Mr. Snyder, YES; Ms. Moore, YES. MOTION CARRIED.