



City of Venice

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

Meeting Minutes Planning Commission

Tuesday, December 2, 2025

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: 7 - Barry Snyder, Kit McKeon, Robert Young, Bill Willson, Jerry Jasper, Richard Hale and Pam Schierberg

Also Present

City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Planner Brittany Smith, Stormwater Engineer Manager Steven Berens, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[25-0428](#)

Minutes of the November 17, 2025 PC Meeting

Vice Chair Willson noted correction of Marty Black's name on page three, and deletion of repetitive words in the motion for petition 25-08RZ.

A motion was made by Vice Chair Willson, seconded by Mr. McKeon, that the minutes of the November 17, 2025 meeting be approved as amended. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. Public Hearings

[25-32SP](#)

Epiphany Cathedral Parking Site and Development Plan
(Quasi-Judicial)

Staff: Brittany Smith, Planner

Agent: Kreg E. Maheu, DMK Associates, Inc.

Applicant/Owner: Frank J. Dewane, Bishop of Diocese of Venice

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. Hale disclosed a site visit, being a member of the parish, and confirmed that he could remain fair and unbiased. Vice Chair Willson, Chair Snyder, and Ms. Schierberg disclosed site visits.

Planner Smith, being duly sworn, presented general information, project description, redevelopment of shell lot to a paved parking lot, aerial map, site plan, future land use map, zoning map, site photos, surrounding land uses, Comprehensive Plan consistency, Land Development Code compliance, findings of fact, concurrency, mobility, and answered Commission question on stormwater reviews.

Kreg Maheu and Erica Kelly, Agents, both being duly sworn, spoke on drainage, new design having less impervious area, adding a stormwater retention area, water treatment, peak discharge calculations, lot size, landscaping enhancements, reduction in the number of parking spaces, access point location, marked parking spaces, signage, lighting, sidewalks, connectivity to crosswalk, and answered Commission questions on lighting, drains and pipes, and connection to city stormwater system.

Robert Bostic, 330 Tarpon Street, being duly sworn, spoke on drainage concerns.

Douglas Kniff, 304 Bayshore Drive, being duly sworn, spoke on drainage concerns, and whether there were costs to City.

Mr. Maheu and Ms. Kelly spoke on less water runoff anticipated, new stormwater storage, working with City Stormwater Engineers, applicant not being responsible for stormwater conditions off property, and answered Commission question on comparison from current stormwater distribution.

Stormwater Engineering Manager Berens, being duly sworn, spoke on diverting water in area, site topography, communications with DMK Associates, recommendation to direct stormwater to east, surrounding property drainage concerns, recent city watershed models reviews, benefits of a retention pond, and answered Commission question on outflows 15 and 17 concerns.

Chair Snyder closed the public hearing.

Discussion took place on applicant not being responsible for surrounding property drainage issues, stormwater reviews done, and the anticipated reduction of runoff.

A motion was made by Vice Chair Willson, seconded by Mr. Jasper, 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. 25-32SP. The motion carried by the following electronic vote:

Yes: 7 - Chair Snyder, Mr. McKeon, Mr. Young, Vice Chair Willson, Mr. Jasper, Mr. Hale and Ms. Schierberg

VI. Comments by Planning and Zoning Department

Planning and Zoning Director Clark spoke on next meeting being cancelled, applications for January 6, 2026 meeting, staff's Seaboard Master Plan meeting, Parks Master Plan consultant proposals opening, and the Centennial Celebration kick-off.

VII. Comments by Planning Commission Members

There were no comments.

VIII. Adjournment

There being no further business to come before this Commission, the meeting was adjourned at 2:17 p.m.

Chair

Recording Secretary