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PLANNING COMMISSION  
MINUTES FOR REGULAR SCHEDULED MEETING  
Tuesday April 9<sup>th</sup> at 5:30 PM City Hall  
Council Chambers - 418 Osborne St.

Planning Commission members present: Wiley King, Leslie Warner, Dan DeLavie and John Toshach.

Planning Commission members absent: None

Community Development Department staff present: Jaime Stein and Tage McMann.

City Attorney present: None

I CALL TO ORDER:

The meeting was called to order at 5:30pm by Commissioner Warner.

II MINUTES:

Approval of Minutes for 3/12/2024

MOTION: Commissioner Warner asked for motion on the February 13<sup>th</sup> 2024 minute. Commissioner Toshach moved to approve. Commissioner King seconded the motion. Motion passed unanimously.

III OLD BUSINESS & PUBLIC HEARINGS:

1. Subdivision – (Tabled March 12<sup>th</sup>, 2024) Readdick Construction requests a minor subdivision dividing one lot into four. Tax Parcel 135 108. Common location known as the Sugarmill neighborhood on Old Mill Dr. Current zoning is PD.

- Commissioner Warner introduced item #1 from old business.
- Commissioner Warner asked if there was a representative present for this application.
- Trevor Readdick presented his application.
- Commissioner King asked about the lot line on lot 2.
- Trevor Readdick responded to Commissioner Kings question.
- Commissioner Warner opened to public comment.

PUBLIC COMMENT

- No public comment
- Commissioner Warner closed Public Comment

PUBLIC COMMENT CLOSED



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- Jaime Stein discussed the staff report and asked if this proposed application was in an HOA.
  - Trevor Readdick stated it was not.
  - Jaime Stein recommended approval with conditions.
  - Commissioner DeLavie moved to approve.
  - Commissioner Toshach seconded the motion.
  - Motion passes unanimously.
2. Preliminary Plat- (Tabled March 12<sup>th</sup>, 2024) ) Mr. Rutkowski requests a Preliminary Plat for Tax Parcels 135 031C, 135 023, 135 023N, 135 023I, 135 020, 135 023C, 135 023B, 135 023D. Common location known as GA Hwy 40 and Dark Entry Creek Ct. Current zoning is RVD & R-1.
- Commissioner Warner introduced item #2.
  - Mr. Rutkowski gave his presentation.
  - Commissioner Warner spoke about a letter that was received stating a resident wanted to rent an RV on a sub lease.
  - Mr. Rutkowski addressed this issue.
  - Commissioner DeLavie asked about Prime Properties, how they operate, and their success rates. He also asked about the projects phasing.
  - Mr. Rutkowski addressed these questions.
  - Commissioner DeLavie expressed concern the project will not be completed.
  - Commissioner Warner commented on the review process and ordinance requirements.
  - Jaime Stein presented the staff report and commented on letters from the public.
  - Commissioner Warner is concerned about density, phase 2, and traffic from this proposed development.
  - Commissioner DeLavie asked about prior developments.
  - Mr. Rutkowski addressed the concerns.
  - Commissioner Warner opened public comment.

#### PUBLIC COMMENT

- Valarie Fautz commented on the proposed RV park, the \$500 deposit, bed tax, and concern it will become permanent housing.
- Rillo Rojelio had comments about the fire situation, parking and safety.
- Commissioner Toshach asked if the review process goes through the Fire Dept.
- Jaime Stein responded yes it does.
- Mark Fautz expressed concerns about the RV market, keeping the RV park full, and possibility of it going out of business. Also asked about a list of parks they have done in the past.
- Commissioner Warner asked Jaime Stein about preliminary Plat vs final Plat.
- Jamie Stein spoke about preliminary plat and RVD district requirements.
- Commissioner Warner spoke about final plat and if density could be reduced in accordance with ordinance requirements.
- Jaime Stein replied yes.
- Ken Jelley expressed concerns about traffic, density of the park and RV sizes.



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- Jeff Foster commented on RV lot sizes average 30 x 60.
  - Commissioner Warner closed public comment.

PUBLIC COMMENT CLOSED

- Jim Rutkowski commented on the \$500 deposit, addressed possible issues in the park, and spoke of meeting with G-dot and meeting their requirements.
- Commissioner Warner asked for a motion.
- Commissioner King moved to Continue the application. Commissioner Toshach seconded the motion.
- Motion passes unanimously.
- Commissioner Toshach made a comment that is not up to the Planning Commission to determine whether a business will be successful or not.

3. Zoning Text Amendment (continued from March 12th) – The City of St. Marys requests a text amendment to the Highway Commercial and Community District (C-2).

- Jaime Stein spoke about changes to the C-2 district and requested a working session with the planning commission. She also requested more time to work within the C-2 changes and talked about projects that are grandfathered in and proximity requirements for some businesses.
- Commissioner King asked about rear yard setback to be increased for proper drainage and parking lot image with requirements.
- Jaime Stein spoke of parking lot requirements, C-2 standards for landscape areas and buffers.
- Commissioner Warner asked about fencing and if it was allowed.
- Jaime Stein made correction. Discussed dark skies and lighting.
- Commissioner Warner asked about criteria of developments and that we may have enough of “X” and don’t anymore of this type of development.
- Jaime Stein talked about needing to speak with the City Attorney in reviewing the C-2 changes.
- Commissioner Toshach asked about authority definitions. Such as what is lodging, shipping containers, church, smoking shops and 25% vs 10% of their floor space. He also spoke of form based code and meeting with the tree board and public works. He also asked about how developments will be maintained and how the requirements will be enforced.
- Jaime Stein spoke of a landscape performance bond and referred to the Dollar General at Shadowlawn’s landscaping requirements.
- Commissioner Warner opened public comment.

PUBLIC COMMENT

- Roger Shaw commented that the City should take into consideration community comments in this. Talked about more citizen involvement.



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- John Morrissey spoke of the amount of work it has taken to make these C-2 changes.
  - Mark Fautz asked about the historic district and remediation language to demo buildings.
  - Commissioner Warner closed public comment.

#### PUBLIC COMMENT CLOSED

- Commissioner Warner asked about approval of these C-2 changes.
- Jaime Stein spoke of minor future changes.
- Commissioner Warner moved for a motion.
- Commissioner King moved to approve with conditions.
- Commissioner Toshach seconded the motion.
- Motion passed unanimously.

#### IV NEW BUSINESS:

1. Subdivision – Mr. & Mrs. Ardito requests a minor subdivision to split 1 lot into 2. Tax Parcel ID S40 03 001A. Common location known as the Northeast corner of Seagrove St and Weed St. The parcel is Zoned R-1.
  - Commissioner Warner introduced item #1, a minor subdivision request.
  - Jeff Foster presented the application.
  - Jaime Stein gave the staff report.
  - Commissioner Warner opened public comment.

#### PUBLIC COMMENT

- Christie Adamow spoke of the large tree on the property and talked of the history of the tree.
- Commissioner King commented on the tree.
- Commissioner Toshach talked about the root system of the tree.
- Jaime Stein discussed the tree ordinance and tree inch diameter in relation to distance requirements for building of structures per our tree protection plan.
- Jeff Foster spoke of the homeowner wanting to preserve the tree.
- Mark Fautz suggested the commission take a look at the tree.
- Roger Zamparo talked of the possible property owners loving the tree.
- Commissioner Warner closed public comment.
- Mark Fautz asked about setbacks and Borrel Creek.
- Jaime Stein talked about flagging the DNR line.
- Lynne Keene suggested that a certified arborist give professional advice on how to build on the lot before building design.
- Jaime Stein spoke of the C OA procedures.
- Abutting property owner, Viki Barwick talked about the historical tree and invited the commission to



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come see it.

- Commission Warner closed public comment.

PUBLIC COMMENT CLOSED

- Commissioner Warner asked about the building process.
- Jaime Stein talked about the Certification of Appropriateness process, the tree, and what could possibly be built there.
- Commissioner King talked about the COA approval and the Tree Board before any construction can happen.
- Commissioner Toshach spoke about the lot requirements and suggested to Table this item in order to address possible outcomes with the potential buyers of this property.

MOTION: Commissioner Warner moved to Continue this item. Commissioner Toshach moved for approval to Continue. Commissioner DeLavie seconded the motion. Motion carried unanimously.

2. Final Plat – SLA Communities, LLC requests a final plat of lots 18-25 and 70-100. Tax Parcel 133 017. Common area known as Hayden Point Phase 2. This is an extension of Hayden Point Phase 1 and will contain 39 lots. Parcels are Zoned PD.

- Commissioner Warner Introduced item # 2 a Final Plat application.
- Mr. Durrence SLA representative spoke of his application.
- Jaime Stein presented the staff report.
- Commissioner Toshach noted that the staff report needed a correction to Final Plat & Major Subdivision.
- Jaimie Stein made the correction publicly.
- Jaime Stein asked for the applicant to show the PD requirements on the plans, asked for a playground in phase 2, and that bond approval was needed before Final Plat could be recorded.
- Commissioner Warner asked about street connection.
- Mr. Durrence from SLA talked about the sewer easement.
- Commissioner Warner opened public comment.

PUBLIC COMMENT

- Roger Shaw spoke about the development affecting the wetlands and location of his property. He talked about the street size and fires in this area. Spoke about wetlands, migration of water, and size of houses.
- Commissioner Warner closed public comment.

PUBLIC COMMENT CLOSED

- Commisioner Warner asked about increased water run-off.
- Mr. Duran SLA representative spoke about engineering reviews that addressed discharged points and retention on the property.
- Commissioner Warner asked about restrictions of street parking.
- SLA talked about public parking on street.



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MOTION: Commissioner Warner asked if there was a motion. Commissioner Toshach moved to approve with conditions. Commissioner DeLavie seconded the motion.. Motion carried unanimously.

3. Rezoning- Mr. Sawyer requests a rezoning from R-1 to R-3. Tax Parcel 135F 004B. Common location southern ends of Linda St and Charles St. Parcel is currently Zoned R-1.

- Commissioner Warner put forth item #3, a Rezoning application.
- Jake Sawyer presented his application.
- Jaime Stein gave the staff report.
- Commissioner King asked about the number units in future development.
- Jake Sawyer commented on the number units.
- Commissioner Warner opened the public comment.

PUBLIC COMMENT

- No public comment.
- Commissioner Warner closed public comment.

PUBLIC COMMENT CLOSED

MOTION: Commissioner Warner asked for a motion. Commissioner DeLavie moved to approve with conditions. Commissioner Toshach seconded the motion. Motion passed unanimously.

V ADJOURNMENT

Commissioner Warner motioned to adjourn the meeting. Commissioner Toshach moved to adjourn. Commissioner DeLavie seconded the motion. Meeting adjourned at 7:45 pm.