



**PLANNING AND ZONING BOARD MEETING MINUTES
July 13, 2020**

Planning and Zoning Board Members:

Marion Rayburn, Chair (absent) (Quorum)
David Gragg, Vice-Chair
Steve Kreidt, Board Member (absent)
Ryan Santurri, Board Member
Aileen Trivedi, Board Member

Staff:

Sandra Riffle, Deputy City Clerk
John Freeburg, Police Chief
Drew Smith, City Attorney
Ellen Hardgrove, City Planner
Allen Lane, City Engineer

Applicant:

Andrew Hansen – Discovery Church
Scott Gentry – KCG Engineering
Jonathon Huels Esq. – Discovery Church
Berry Johnston – Discovery Church

CALL TO ORDER

Vice-Chair Gragg called the Planning & Zoning Board meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

Deputy City Clerk Riffle announced that there was a quorum with Board Members Rayburn and Kreidt absent.

APPROVAL OF MINUTES

- *March 9, 2020*

Vice Chair Gragg asked for a motion to accept the minutes.

Board Member Santurri moved to approve the minutes; second by Board Member Trivedi. The motion passed (3/0).



NEW BUSINESS

- **Commercial Review – 4400 S Orange Avenue Discovery Church**

Planner Hardgrove introduced the application for Discovery Church. The application requests to amend the site plan, which was approved by City Council on November 12, 2002. The proposed site plan, if approved, would eliminate a nonconforming parking site located across Orange Avenue at Waters Edge Shopping Center.

With this proposal, all required parking would be on-site. As long as the church does not exceed 650 seats in the sanctuary, it would eliminate the nonconforming parking situation.

Discovery Church proposes to add 176 spaces on the Discovery Church location by restriping and landscaping within Edgewood design standards. The 176 spaces relate to the 2002 site plan formula; it is not within the existing code.

Today's code would require at least an additional 257 spaces. They cannot exceed the 650 seats.

Planner Hardgrove and Engineer recommend approval

If they want to increase the number of seats in the sanctuary, it would require a site plan amendment with City Council approval and be required to meet today's code standard

Board Member Gragg – page 12, as reported by Discovery Church, there are 750 seats in the sanctuary; the approved site plan would only allow 650.

Planner Hardgrove said that the church is for sale and the new purchasers understand 650 is the limit. At present, it is a noncompliance issue, but there have been no code violations given to the church.

Board Member Gragg asked if this resolves the noncompliance issue and that the City has no issues with the design plan. Planner Hardgrove confirmed that everything meets code.

Scott Gentry, P.E., with KCG Engineering, said that they did the site plan. He thanked staff and offered to answer any questions.

Public Comment:

Alex Mestdagh – Attorney with Mestdagh, Wall & Hamilton. He represents Deeper Fellowship Ministries International, the contracted buyer of the property. He spoke in favor of site plan approval.



Board Member Santurri made a motion to recommend approval, as recommended by staff, the present site plan consistent with the code of ordinances and comprehensive plan. Second by Board Member Trivedi. The motion was approved (3/0).

A roll call vote was taken:

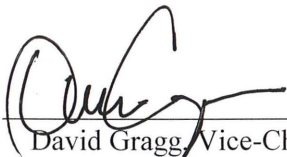
<i>Board Member Gragg</i>	<i>Favor</i>
<i>Board Member Santurri</i>	<i>Favor</i>
<i>Board Member Trivedi</i>	<i>Favor</i>
<i>Chair Rayburn</i>	<i>Absent</i>
<i>Board Member Kreidt</i>	<i>Absent</i>

This will go to City Council on July 21, 2020 at 6:30 pm.

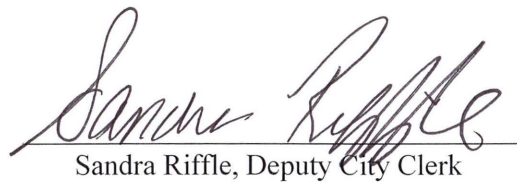
COMMENTS/ANNOUNCEMENTS

Board Member Gragg made the motion to adjourn; second by Board Member Santurri. The motion passed (3/0).

The meeting adjourned at 6:39 pm.



David Gragg, Vice-Chair



Sandra Riffle, Deputy City Clerk