

**City of Clearwater
Planning & Zoning Commission
March 27th, 2018 Minutes**

Chair Watson, called the meeting to order at 7:00pm.

Members present: Bob Watson, Rollie Lange and Gary Phelps

Members absent: 2 empty seats

Visitors as signed in: None

Others present: Deb Petty- Zoning Administrator

MOTION TO APPROVE THE AGENDA, LANGE, SECOND BY PHELPS, ALL MEMBERS PRESENT IN FAVOR, MOTION CARRIED.

MOTION TO APPROVE THE MINUTES, LANGE, SECOND BY PHELPS, ALL MEMBERS PRESENT IN FAVOR, MOTION CARRIED.

RECEIVED RESIGNATION OF BETTY MOFFITT. REMAINING MEMBERS DECIDED TO WAIT UNTIL A FULL BOARD TO APPOINT THE CO-CHAIR TO TAKE BETTY'S PLACE.

SITE PLAN REVIEW FOR 603 CTY RD 75

Mr. Ed Goff has submitted an application for a Site Plan amendment to allow a Food Truck as a secondary principal use on the property of 603 CTY RD 75.

The City Council approved Ordinance 2017-05 (Establishing Licensing and Regulations for Mobile Food Units and Food Carts) which allows Food Trucks to become a secondary principal use on the property as a permanent structure. The ordinance states that a Site Plan must be approved to reside on the property for more than the 21 day's allowed by the State Health Department for Food Trucks.

The City of Clearwater has received a Mobile Food Unit License application from food truck owners Mark and Joy Stahl operating under the business name, Jimmy's Pizza of Clearwater (Hannah's Manna, LLC) to be in one location longer than 21 day's and also be allowed to be a delivery service business along with walk-up customers.

On March 27th, 2018 the Planning and Zoning Board reviewed the current approved site plan subject to the conditions as outlined in Resolution PZ09-01 (attached as exhibit A), submitted to and approved by City Council March of 2009, and found that not all previous conditions had been met. Such as:

1. Paving and Striping of at least 31 parking stalls by July 31, 2010.
2. Installation of five trees and four shrubs as illustrated on the site plan.

The Planning Commission does hereby approve amending the site plan at the property of 603 Cty Rd 75 to allow the operation of a food truck owned by Mark and Joy Stahl contingent upon the following findings being completed and abided by:

1. Come into compliance with the 2009 Site Plan by striping of at least 31 parking stalls and the installation of 9 shrubs (no trees) as illustrated on the site plan. Based on the proximity to the bike trail recommending shrubs in place of trees. Due to current weather restrictions, planting may be delayed until weather permits with completion date of July 1, 2018.
 - a. City code states; In no case shall the amount of parking provided be less than one-half of the amount of parking required by ordinance. Therefore: at no time can the designated parking stalls drop below 16 parking spaces.
2. Approval of variance from Department of Health to allow delivery of food items.
3. Approval of State Electrical Transient Inspection per State Electrical Inspector.
4. Compliance with licensing and regulations of City Ordinance 2017-05 regulating Food Trucks. Including the parking of the Food Truck on either concrete or bituminous.
5. Waiving Sec. 117-1037- Outside storage/display ,(C) 3- Parking of commercial vehicles. Based off of Ordinance 2017- 05 Regulations of Food Trucks.
6. Waiving Sec. 117-1037-Outside storage/display, (D) 1- stating that no vehicle may be used

**City of Clearwater
Planning & Zoning Commission**

for business. Based off of Ordinance 2017-05.

7. No other vehicles associated with the Food Truck business shall remain parked on the property during non business hours.
8. The Food Truck will not be operated as a drive-thru or drive-up window.

OTHER PLANNING & ZONING BUSINESS- none.

Next Meeting: As needed

MOTION TO ADJOURN THE MEETING, LANGE, SECOND BY PHELPS ALL MEMBERS PRESENT IN FAVOR, MOTION CARRIED.

Meeting adjourned at 7:38 pm.

Respectfully submitted,

Deb Petty, Zoning Administrator

Robert Watson, Chair