

WORKSHOP MINUTES
NOVEMBER 2nd, 2021
6:00 P.M.

PRESENT:

Mayor:	Mark Anderson
Mayor Pro Tempore:	Elayne Bassinger
Commissioners:	Maximilian D'Water Sarah Schrader John Vogel II
City Clerk:	Marissa Morales
Asst. to City Clerk:	Julia Fresne
Planning Consultant:	Phil Waldron

MINUTES PREPARED BY: Julia Fresne

- 1. ZONING – STORAGE FACILITIES:** Mayor Anderson brought forth a request to allow storage units within the city limits. Commissioner Schrader asked about the limitations on rezoning land classified as PUD and Planning Consultant Waldron advised that the PUD designation cannot be used to replace other unauthorized designations and explained that PUD allows the city to place additional requirements, but regular zoning designations may still be used when appropriate. Commissioner Schrader questioned why the city is not aligned with Pasco County with current authorized commercial use, and Mayor Anderson advised the city may not want to have certain commercial uses within its limits due to space limitation. Mayor Anderson and Commissioner Vogel agreed that there is currently no need to add all the commercial uses allowed in Pasco to the city. Commissioner Bassinger advised that she is not opposed to storage units being authorized if they meet certain standards for appearance. San Antonio business owner, Mr. Terry Schrader, advised that the private party who wants to build the storage facility would comply with appearance standards outlined in the ordinance, if passed. Mayor Anderson advised the commission would need to vote on an ordinance to approve this usage. Planning Consultant Waldron recommended the categorization as C-2 zoning designation.
- 2. ZONING – TOWNHOMES:** Commissioner Schrader proposed to include 2-unit townhomes in the code since the city already allows duplexes and advised that it would allow individuals to be homeowners of a single townhome, unlike a duplex, and authorize those wanting to annex into the city with townhomes, to do so. Mayor Anderson explained that if allowed, they would need to have two septic tanks and enough room for drainage. Several units being put in may create issues with water usage. Commissioner Schrader inquired whether Pasco County would be willing to provide water for properties near where they currently run lines. City Clerk Morales advised that per the code no new outside connections can be established. Planning Consultant Waldron provided the successful example of Plant City, where they allowed townhomes to be built under R-2 which required special use permit. Mr. Schrader brought up that the city code for setbacks does not currently allow zero-lot lines which means the commission would need to change the code. Commissioner Bassinger inquired whether allowing this would then affect residential homes. Commissioner Vogel advised that the special use permit would prevent this from happening, but commission would need to make it clear what grants approval of this kind of permit. Commissioner Schrader asked whether mixing single-family house and townhomes on one lot would be considered, and Mayor Anderson advised may not be feasible due to septic tank issue. Mr. Terry Schrader, advised that the city may want to consider 4-unit townhomes instead to accommodate for the land needed for septic tanks and drainage. Commissioner Vogel advised he is not opposed to adding townhomes to the code if having them in the city is based on lot size. Mayor Anderson

explained that it should fall under the R-3 designation. Commissioner Bassinger explained she is not opposed to the changes but asked to be careful with what the commission votes on as she would like to keep San Antonio's identity. Commissioner Schrader offered to create a spreadsheet to compare Pasco County and San Antonio current land use to decide which should be included. Mayor Anderson advised that for cost efficiency, the commission should include all the agreed changes on one ordinance and verify with Mr. Waldron whether it does not already apply once it is written.

3. **ADDITIONAL COMMENTS:** Planning Consultant Phil Waldron advised that he will be retiring December 31st, 2021, and will provide a few references for replacing him.
4. **ADJOURNMENT:** Meeting adjourned at 6:50 PM.

Respectfully submitted,

Julia Fresne, Assistant to City Clerk