



FREEPORT PLANNING BOARD
February 10, 2009 Special Meeting Minutes
6:00 p.m. Council Room /Freeport City Hall

The meeting convened at 6:00 p.m.

Members present: Ronnie Brannon, Elizabeth Brannon (Vice-Chair), Jan Hooks (Chair), Harold Taunton Jr. (Mark Martin's new appointee).

Staff present: Latilda Henninger (City Planner), Clay Adkinson (City Attorney), Al Wilson (Deputy City Clerk).

I. Meeting Called to Order

The meeting was called to order by Chair Hooks.

II. Invocation / Pledge of Allegiance

The invocation was given by Hooks, followed by the Pledge of Allegiance to the American Flag.

III. New Board Member Harold Taunton Jr. Sworn In

Harold Taunton Jr. was sworn in by Adkison as Mark Martin's representative on the Planning Board (oath attached).

IV. Items before the Board

This meeting was being conducted as a quasi-judicial hearing. All those speaking regarding the below quasi-judicial item were sworn at this time.

1. Freeport Yacht Club

Board Member R. Brannon recused himself because he owns property adjacent to the project. He left the panel and sat in the audience at this time.

Parcel #: 23-1S-19-23000-001-0090

Project Location: SE of Robinwood Drive adjacent to the west bank of Four Mile Creek

Project Acreage: 7.2 acres



Future Land Use designation: I (Industrial)

Zoning designation: I-2 (Heavy Industrial)

Project Summary: dry dock facility for up to 600+ boats

Staff Recommendations:

City Engineer approval: September 15, 2008

City Planner approval: December 18, 2008

City Fire Chief approval: September 15, 2008

Project Representative(s): Cliff Knauer PE and Chance Powell PE/Preble-Rish Surveying & Engineering.

Knauer presented a summary of the project. Knauer pointed out to the Board the heavy landscaping that would be placed in the northern portion of the property adjacent to Believe Subdivision. Knauer also pointed out that the nearest residence to the boat lift area was over 100 feet away. Knauer stated that the owner has agreed to replace the culvert adjacent to Carol Wilder's property at the SE corner of Robinwood Drive and Andy Drive with a larger culvert and would offer that agreement as a stipulation to approval.

Correspondence Received by the City:

1/2/09 unsigned letter from Al Glover of 123 Eckie Drive and John Calhoun of 142 Eckie Drive with concerns regarding the project.

1/7/09 letter from Scott Brannon in support of the project

1/9/09 letter from Gerald Faglie pointing out an error in the parcel number contained in the notice to the property owners.

2/2/09 letter from Preble-Rish to adjacent property owners correcting the parcel number information.

2/6/09 unsigned letter from Al Glover of 123 Eckie Drive and John Calhoun of 142 Eckie Drive

Comments from the audience:

Norma McCormick was not previously sworn and was sworn in by Adkison at this time. Ms. McCormick stated that she had met with the project engineer after the January Planning Board meeting and most of her concerns had been addressed at that time. She stated that she would like bus stop signs, children



playing signs and speed bumps on Robinwood Drive. She also asked what the hours of operation would be for the facility.

Attorney Adkinson advised the Board that they could not impose off-site conditions for Robinwood Drive; additionally, it was not confirmed if Robinwood Drive is a city street or county road.

Knauer stated that normal hours of operation would be dark 'til dark, or a short time after dark in the evening for boats to be put away as boaters brought them back at the end of the day or in an emergency situation.

Knauer stated that the owner would be happy to provide “children playing” signs, “bus stop” signs, and speed bumps if the City wanted it done as a condition of approval.

Board Action:

E. Brannon made a motion to approve the development as presented with the stipulation that the developer replace the culvert at the Wilder property as agreed to by the developer. Taunton seconded the motion. All ayes; motion carried.

V. Adjournment

Motion by E. Brannon to adjourn. Taunton seconded the motion. All ayes; meeting adjourned.