

**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**

September 13, 2017 Meeting Minutes

I. Meeting Called to Order

The September 13, 2017 Freeport Planning & Development Review Board Regular Meeting was called to order by Planning Director Latilda Hughes-Neel, in the absence of the Chair, at 7:00 pm in the Council Chambers of Freeport City Hall.

Board members present: Gary Adams, Shaun Arntz, Member-Elect Ricky Fannin and Member-Elect John Konopacki.

Board members absent: Steve Thomas/Chair.

Staff present: Board Liaison/Planning Director Latilda Hughes-Neel, Board Attorney Clay Adkinson

II. Invocation / Pledge of Allegiance

The Invocation was given by Hughes-Neel, followed by the Pledge of Allegiance to the American Flag.

III. New Members Sworn In/Attorney Adkinson

Members-Elect Ricky Fannin and John Konopacki were sworn in by Board Attorney Clay Adkinson. Attorney Adkinson acknowledged that with the recent election, the board member serving as vice-chair had been replaced and advised that the Board should elect a Vice-Chair to preside over the meeting in the absence of the Chair.

IV. Vice-Chair Elected

Motion by Gary Adams to elect John Konopacki as Vice-Chair of the Planning and Development Review Board. The motion was seconded by Shaun Arntz. All ayes; motion carried.

V. Approval of July 12, 2017 Regular Meeting Minutes

Motion by Gary Adams to approve the July 12, 2017 meeting minutes as presented. The motion was seconded by Shaun Arntz. All ayes; motion carried.

VI. North Shore Mini-Storage

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Project Summary: 22,850 sf of mini-warehouses on 1.84 acres. Parcel # 09-1S-19-23000-003-0030/0021, located N of the Four Mile Road/Highway 20 intersection. FLU: UD (Urban Development) Zoning: RC (Residential Commercial) Special conditions per the LDC:

- 1) The buildings cannot exceed 15 feet in height.
- 2) Street frontage to be set back a minimum of 30 feet from property lines
- 3) All storage must be within the confines of the buildings and nothing shall be stored outside thereof.

Project Representative: Ed Stanford/CORE Consulting

Board Discussion:

Gary Adams: questions regarding the lay-out and stormwater

John Konopacki: structure height, project layout and fencing

Ricky Fannin: trees, fencing

Staff Discussion: none

Public Comment:

Naomi Simmons: requested that the chain-link fence proposed adjacent to her property be replaced with a 6-foot wood stockade fence for privacy.

Sarah Stevenson: concerns regarding noise and crime

Board Action: Motion by Gary Adams to approve with conditions; to recommend approval subject to the owner working out an agreeable solution with the west property owner regarding the fencing type. The motion was seconded by Shaun Arntz. All ayes; motion carried.

VII. Sunshine Law Orientation/Attorney Adkinson

Attorney Adkinson gave the Board a brief orientation on Sunshine Law and ex parte communication.

VIII. Adjournment

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Vice-Chair Konopacki called for a motion to adjourn. Gary Adams motioned to adjourn. The motion was seconded by Shaun Arntz. The meeting adjourned at 9:21 pm.