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***Town of Micanopy***

***Planning & Historic Preservation Board***

***Regularly Scheduled Meeting***

***Tuesday • October 22, 2019 – 7:00 pm***

1. Call to Order: 7:01 p.m.

2. Invocation & Pledge of Allegiance to Flag:

3. Roll Call:

Board Members

Ann Baird, Vice Chair -- Present

Tom Brady -- Absent with notice

H. Grace Fuller -- Present

David Massey -- Absent with notice

Fro Warren, Chair -- Present

Scott Walker, Town Attorney -- Present

Patty Polk, Deputy Town Clerk -- Present

4. Agenda Approval:

***Motion made and seconded (Baird/Fuller) to approve the agenda as submitted; passed 3-0***

5. Approval of Previous Meeting Minutes: September 24, 2019 – Regular Called Meeting Minutes

***Motion made and seconded (Fuller/Baird) to approve the September 24, 2019 regularly called meeting minutes as submitted; passed 3-0***

6. Citizen’s Forum: None

7. Public Hearings: None

8. New Business: None

9. Old Business:

* Town Entrance Triangle on NW Seminary Ave and CR234 – Discussion ensued.

Ann Baird discussed the entrance triangle and that the current signs are appropriate for the Town. Baird questioned what happens if nothing is done? Chair Warren responded that it would stay as it is now. Baird stated that it would be nice to have control of the triangle property to eliminate any surprises which might arise if Alachua County maintains ownership. Baird asked about acquiring the property. Would we need to purchase the property? Trade property? Or would the County give it to us? Chair Warren answered that for such a small piece of property, we could probably convince the County to give it to us. If we take ownership the property, then we are legally liable for anything that may happen on the property. There are so many unknowns that Chair Warren stated that he would like to let the property remain as it is currently.

H. Grace Fuller stated that during the last regular Commission meeting she had suggested finding out more about what the school is doing. Chair Warren answered that we could write a letter to the school to get their opinion. Fuller explained her comment that before we make a decision to have the Town acquire the property, we should get input from the school because they have 1) the most impact and 2) would be the most impacted by any change to the entrance triangle. If we feel that this would just open a can of worms, then she doesn’t see a reason to contact the school.

Attorney Walker explained the back story regarding this issue arises because of the Commissions’ possible interest in obtaining the CR234 right-of-way entrance triangle on NW Seminary Ave and Co Rd 234 across from the Micanopy Area Cooperative School. If no action is requested by the Town, Alachua County will probably leave it as it is. The County may consider giving the property to Micanopy if we make an application to them stating the benefit and municipal purpose for obtaining the land. Part of the Commission discussion was concerning liabilities associated with possible injuries from school and other folks parking there. Attorney Walker’s advice to the Town Commission was that there is always liability associated with property ownership and that, although a remote chance, people sue for many reasons. The Town has general liability insurance that protects the Town’s property. The Commission suggested sending the issue to the Planning & Historic Preservation Board (P&HPB) for ideas about possible municipal uses of the property if it were acquired.

Baird stated that sign improvement is needed, but no hard landscaping. Fuller is concerned with a few things: 1) If we change the sign on this triangle, we may want to change the matching Town sign on Hwy 441, which would be an added expense. 2) If the sign is changed, citizens might request improved landscaping, which becomes a difficult issue and could cause problems with vehicles parking on the triangle. 3) The liability issues which might be caused by adjacent speeding traffic on CR234. For these reasons, Fuller would not recommend obtaining the property. Baird questioned where school vehicles would park if triangle parking was eliminated. Fuller had heard that the school may be interested in purchasing property across from the school. Deputy Town Clerk Polk answered that the school has done its best to curtail school vehicles from parking on the triangle property. Jerry Morris, NE Cholokka Blvd, stated that vehicles are not parking on the triangle anymore, they are parking on school property. Further, the problem is that carpool lines are backing up both sides of Seminary Avenue during school drop off and pick up. Warren stated that providing adequate parking is up to the school and they shouldn’t have been parking on the triangle in the first place. Chair Warren does not recommend obtaining the triangle property. Jerry Morris would like to see the triangle improved.

* Accessory Building & Recommendations – Chair Warren has received the electronic copy from our Attorneys, and he has been working on the document strike-through and additions and will provide an electronic version to the office to be forwarded to the Board before our next meeting. Fuller thanked Warren for all of his hard work. Attorney Walker apologized for the delay in providing the electronic version.
* Derelict Building – 202 NE Hwy 441 – *Old Save Way* building had been reported to code enforcement in the past, and the owners were able to make the building code compliant. Chair Warren believes that the building’s exterior is derelict. Code enforcement should handle this property.
* Airbnb/Short-Term Rentals – Baird discussed the problem with Airbnb in Highlands, NC whereby people are buying houses and turning them into an Airbnb. This is a problem in many areas. This will be on next month’s agenda.

10. Board Member Comments:

* H. Grace Fuller – Appreciates Chair Warren, and she appreciates the work he does for this Town and Board; you keep things moving well. Troy Blakely, NE Seminary Ave, seconds that statement.
* Ann Baird agrees with Grace that Fro does a lot for this Board and Town; you’re too modest.
* Chair Warren – Get ready for next month’s meeting, as we will have a busy agenda with Airbnb and Accessory Building discussions. November and December meetings are held on the third Tuesday of the month.

11. Adjournment: 7:31 pm

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MINUTES APPROVED:

As submitted\_\_\_\_As amended\_\_\_\_ at Planning & Historic Preservation Board Meeting\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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JP Warren, Chair Patty S Polk, Recorder