

**Town of Inglis  
Planning Commission  
January 6, 2026  
Town Hall Commission Room**

Sue Sims called the meeting to order at 6:02pm

Prayer & Pledge

Roll Call:

Greta Larson(Present)

Scott Dumont(Present)

Mark Hodges(Present)

Alexis Richardson(Present)

Sue Sims(Present)

Attorney Fugate(Present)

**PUBLIC HEARING:**

1. Review Variance petition for roof pitch on metal building at 0307300000: 2 Garden Mall Discussion:

Mark Hodges asked what the pitch is on the building.

Discussion

Steve Cascaddan handed the planning commission a handout.

Michelle Love came to podium

Sue Sims said discussion is for anyone from the neighborhood

Michelle Love introduced herself and read from the handout, a timeline of events concerning the property

Greta Larson commented on the pitch on commercial buildings.

Steve Cascaddan showed pictures of building and explained roof pitch.

Scott Dumont commented on last meeting discussion and have conditions been met.

Discussion

James Sparkman spoke on Qualifications for Variances. Uniqueness.

Do not see any qualifications for this Variance, its commercial property.

People need to do their research before they come to the planning commission.

Attorney Fugate: Read Requirements for Variances Sec.34-684

Spoke on the instruction from North Central Florida Regional Planning Council from prior meeting, a zoning change.

One primary structure per a lot.

Attorney Fugate read Sec. 34-274 only one principal building

Attorney Fugate commented that a Permit had been issued and should not have been issued for the roof pitch and it should not have been issued since it is a second principal structure on one parcel.

Steve Cascaddan said they all have parcel numbers,( the property appraiser is showing only one parcel.)

James Sparkman commented on his parcel that also showed the same way, and he had to go to property appraisers office in regard to it.

Discussion

Attorney Fugate commented that a Variance is not going to solve the problem and trying to figure out a solution.

More Discussion

Attorney Fugate read lot size requirements for building in C-1.

Discussion on changing the warranty deed into the business

Still does not fix the pitch problem.

Attorney Fugate suggested talking to an attorney.

Attorney Fugate read:

Read (a) Sec.34-684 Limitations on granting variances.

Read (b) Required findings (5 determinations)

Michelle Love wanted to know who reviews the applications.

Attorney Fugate answered.

Attorney Fugate will do a legal review

More discussion

Ian Blenke commented on roof pitch and Hardship Case.

**Scott Dumont made motion to table this discussion until there is more information, Mark Hodges second the motion, All in favor passed 4-0**

Attorney Fugate explained Hardship Variance process and changing codes.

Chairperson Sue Sims gave notice that the Hearing Closed and going into regular meeting.

### **Regular Agenda**

1. 30x70 Garage at 116 Mary St.: Attorney Fugate commented that this discussion is not for the planning Commission and explained the process of what needs to be done before it does come before the planning Commission.

2. Town of Inglis signs on Hwy 19: Mark Hodges explained why he wanted to talk about signs.

Would like to propose to the Regular Commission to put up a sign.

Would improve the Town of Inglis.

Chris McGann commented that it would be nice to have a big sign.

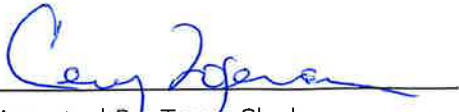
Daryl Lynaugh; Commissioner: Thinks it is a great idea and how much it would cost for the sign.

Sue Sims asked if there were any more comments.

There were none.

**Mark Hodges made a motion to adjourn the meeting, Seconded by Scott Dumont. Motion passed 4-0.**

**Meeting adjourned at 7:10PM**

A handwritten signature in blue ink, appearing to read "Cery Logeman", written over a horizontal line.

Attested By: Town Clerk

A handwritten signature in blue ink, appearing to read "Susan M. Sims", written over a horizontal line.

Approved By: Chair

Transcribed By: Cery Logeman