

PLANNING AND ZONING COMMISSION REGULAR MEETING APRIL 9, 2008, 7:00 P.M.  
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Chw. Barbara Plum, Comm. Les Adams, Comm. James Fortuna, Comm. Deborah Kleckowski, Comm. Catherine Johnson, Comm. Ron Borelli, Comm. Quentin Phipps, Comm. Matthew Lesser, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS  
PRESENT

Comm. Cynthia Jablonski, Comm. Richard Pelletier, Mayor Sebastian Giuliano, Ex-Officio

MEMBERS  
ABSENT

William Warner, Director, Matt Dodge, Planning/Environmental Specialist

STAFF

There were five (5) members of the public present. There is a word for word tape recording of the meeting on file and available in the Planning Office.

PUBLIC

There was no discussion.

ITEM 2  
DISCUSSION  
WITH PUBLIC

There were no Public Hearing Items.

ITEM 3  
PUBLIC  
HEARINGS

On motion and second by Comms. Ron Borelli and Les Adams the Commission approved a request for release of the cash bonds for Phases I and II of the Laurel Farms Subdivision located off Laurel Grove Road with the condition that the Public Works Departmental comment be addressed. Vote was unanimous. Applicant/agent LePage Homes, Inc./William D. LePage, President S2002-15

ITEM 4.1  
APPROVED A  
REQUEST FOR  
RELEASE OF  
THE CASH  
BONDS FOR  
PHASES I AND  
II OF THE  
LAUREL FARMS  
SUBDIVISION  
LOCATED OFF  
LAUREL GROVE  
ROAD

On motion and second by Comms. Ron Borelli and Les Adams the Commission approved a request for release of the cash bonds for the Heritage Run Subdivision located off East Street and the Southwind Subdivision located off Long Hill Road. Vote was unanimous. Applicant/agent Ameritage, LLC S89-20, S92-6

ITEM 4.2  
APPROVED A  
REQUEST FOR  
RELEASE OF  
THE CASH  
BONDS FOR  
THE HERITAGE  
RUN SUB-  
DIVISION LO-  
CATED OFF  
EAST STREET  
AND THE  
SOUTHWIND  
SUBDIVISION  
LOCATED OFF  
LONG HILL  
ROAD

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On motion and second by Comms. Matthew Lesser and Deborah Kleckowski the Commission approved the request for release of the cash bond for the Eastbury Hill Subdivision located off East Street. Vote was unanimous. Applicant/agent Ameritage, LLC S2000-11

ITEM 4.3  
APPROVED THE  
REQUEST FOR  
RELEASE OF  
THE CASH  
BOND FOR  
THE EASTBURY  
HILL SUB-  
DIVISION LO-  
CATED OFF  
EAST STREET

A motion to approve a request for a sidewalk waiver for the Bysiewicz two (2) lot resubdivision located north of the Westfield Fire House off East Street was made by Comm. James Fortuna and seconded by Comm. Ron Borelli. Comm. Catherine Johnson questioned the release of the cash bond due to the project's age and indicated she would like to have more information on this project. Atty. Michael Dowley summarized the project and the Westfield Fire District comments. Comm. Ron Borelli questioned where the sidewalks are. Comm. Matthew Lesser questioned what the criteria is for granting a sidewalk waiver. William Warner explained the waiver language. Thaddeus Bysiewicz showed and explained the site plan and photographs. Comm. Deborah Kleckowski questioned the activity at the Westfield Fire House. Chw. Barbara Plum explained that information needs to be presented properly and that Mr. Bysiewicz was not adequately prepared to inform the Commission. Discussion ensued regarding sidewalks and orientation on the site plan. Comm. Catherine Johnson discussed the motion put forward, indicated that she does not understand the site plan and therefore could not vote on it tonight. A motion was made by Comm. Les Adams that this item be tabled for two (2) weeks so that the Commission could go visit the site. Chw. Barbara Plum asked what the Commission would like to see so that the applicant could be prepared for the next meeting. Atty. Michael Dowley explained the history of the subdivision. Discussion ensued regarding the intent of the proposal. Comm. Matthew Lesser indicated he had issues with the lack of and the way information was presented. Comm. Catherine Johnson retracted her interest in having the item tabled. Comm. Les Adams withdrew his motion. The original motion was approved unanimously. Applicant/agent Ameritage, LLC S90-16

ITEM 4.4  
APPROVED A  
REQUEST FOR  
A SIDEWALK  
WAIVER FOR  
THE BYSIEWICZ  
TWO (2) LOT  
SUBDIVISION  
LOCATED  
NORTH OF THE  
WESTFIELD FIRE  
HOUSE OFF EAST  
STREET

Chw. Barbara Plum read and presented a citation to Gabriel Filer for an award he received from the American Planning Association.

ITEM 5.1  
PRESENTED A  
CITATION TO  
GABRIEL FILER

On motion and second by Comms. James Fortuna and Ron Borelli the Commission scheduled a public hearing date of May 28, 2008 for a proposed Zoning Code text amendment to modify Section 46 Flood Area Managements Regulations in accordance with new standards adopted by FEMA. Vote was unanimous. Proponent PCD Dept. Z2008-1

ITEM 5.2  
SCHEDULED P.H.  
5/28/08 FOR A  
ZONING CODE  
TEXT AMEND-  
MENT TO  
MODIFY SEC-  
TION 46 FLOOD  
AREA MANAGE-  
MENTS  
REGULATIONS

On motion and second by Comms. James Fortuna and Ron Borelli the Commission approved the minutes of the March 26, 2008 regular

ITEM 6.1  
APPROVED THE

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meeting. Vote was unanimous.

MINUTES OF  
THE 3/26/08  
REGULAR MEET-  
ING

Comm. Catherine Johnson indicated she would like to see more participation with city residents and have notices published. William Warner indicated that this was just a discussion within the Commission first and, once finished, then there would be public discussion. Comm. Catherine Johnson indicated she had issues with the power point presentations. Comm. Matthew Lesser announced his future attendance at a meeting in Arkansas for Planning and Zoning elected officials.

ITEM 6.3  
COMMISSION  
AFFAIRS

William Warner presented Chapter 9 of the Plan of Conservation and Development. Comm. Catherine Johnson indicated she would like to see a motion regarding the Interstate Trade (IT) zone for transportation and living units. Discussion ensued regarding other planning strategies for the Interstate Trade (IT) zone. Comm. Catherine Johnson initiated discussion regarding riverfront development.

ITEM 6.2  
PLAN OF CON-  
SERVATION  
AND DEVELOP-  
MENT WORK-  
SHOP

There was no discussion.

ITEM 8  
DISCUSSION

On motion and second by Comms. Deborah Kleckowski and Matthew Lesser the Commission adjourned the meeting at 10:00 p.m. Vote was unanimous.

ITEM 9  
ADJOURNMENT

Respectfully submitted,

Matthew Dodge  
Planning/Environmental Specialist