

PLANNING AND ZONING COMMISSION REGULAR MEETING MAY 26, 2010, 7:00 P.M.
PAGE 1 OF 3

Chm. Quentin Phipps, Comm. Richard Pelletier, Comm. Les Adams,
Comm. Barbara Plum, Comm. Catherine Johnson, Comm. Carl Bolz,
Comm. Ken McClellan (seated), Comm. Michael Johnson (seated)

MEMBERS
PRESENT

Comm. Daniel Russo, Comm. Nicholas Fazzino, Mayor Sebastian
Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

William Warner, Director

STAFF

There were seventeen (17) members of the public present. There is a
word for word DVD recording of the meeting on file and available in
the Planning Office.

PUBLIC

The Pledge of Allegiance was recited at 7:05 p.m.

ITEM 1
PLEDGE OF
ALLEGIANCE

Comm. Les Adams conducted Roll Call.

ITEM 2
ROLL CALL

No items were removed from the agenda.

ITEM 3
ITEMS RE-
MOVED FROM
THE AGENDA
AND WHY

There were no public comments.

ITEM 4
PUBLIC
COMMENT ON
ITEMS

There were no public hearing items.

ITEM 5
ZEO SIGN
CERTIFICATION

There were no public hearing items.

ITEM 6
PUBLIC
HEARINGS

William Warner explained. A motion to approve a request for re-
duction of the cash bond to \$1,000 for Phase II of the Country Hill
Subdivision located off East Street was made by Comm. Richard
Pelletier and seconded by Comm. Ken McClellan. Comm. Ken Mc-
Clellan questioned the work to be done. William Warner explained.
The motion passed unanimously. Applicant/agent Ravenswood
Homes/Richard N. Fiske S2001-15

ITEM 7.1
APPROVED A RE-
QUEST FOR RE-
DUCTION OF
THE CASH BOND
FOR PHASE II
OF THE COUN-
TRY HILL SUB-
DIVISION LO-
CATED OFF
EAST STREET

William Warner explained. On motion and second by Comms. Ken McClellan and Michael Johnson the Commission approved a request for reduction of the cash bond to \$115,000 for the Liberty Commerce Park Industrial Subdivision located off Middle Street. Vote was unanimous. Applicant/agent Liberty Commerce Park, LLC/Thaddeus P. Bysiewicz S2006-6

ITEM 7.2
APPROVED A REQUEST FOR REDUCTION OF THE CASH BOND FOR THE LIBERTY COMMERCE PARK INDUSTRIAL SUBDIVISION LOCATED OFF MIDDLE STREET

William Warner commented. On motion and second by Comms. Richard Pelletier and Michael Johnson the Commission scheduled a public hearing date of June 23, 2010 for a request for a change of use to allow the property located at 56 Warwick Street, the Polish National Home, to be used as a church with church services and bible study. Vote was unanimous. Applicant/agent Atty. Jennifer A. Gagosz Farrell

ITEM 8.1
SCHEDULED P.H. 6/23/10 FOR A REQUEST FOR A CHANGE OF USE TO ALLOW THE PROPERTY LOCATED AT 56 WARWICK STREET, THE POLISH NATIONAL HOME, TO BE USED AS A CHURCH WITH CHURCH SERVICES AND BIBLE STUDY

On motion and second by Comms. Michael Johnson and Richard Pelletier the Commission scheduled a public hearing date of June 9, 2010 for a request for modification of the concept plan for the Mezzo Grille (formerly known as Fish Bones) at 106-110 Court Street. Vote was unanimous. Applicant/agent Court Street Group, LLC SE2010-2

ITEM 8.2
SCHEDULED P.H. 6/9/10 FOR A REQUEST FOR MODIFICATION OF THE CONCEPT PLAN FOR THE MEZZO GRILLE (FORMERLY KNOWN AS FISH BONES) AT 106-110 COURT STREET

On motion and second by Comms. Michael Johnson and Richard Pelletier the Commission added Item #8.3, a proposed Zoning Code text amendments to add Section 60.03.06 Sale or dispensation of marijuana and/or medical marijuana and Section 44.08.45 Sale or Dispensation of Marijuana and/or Medical Marijuana to the agenda. Vote

ITEM 8.3
SCHEDULED P.H. 6/9/10 FOR PROPOSED ZONING CODE TEXT

was unanimous. On motion and second by Comms. Michael Johnson and Richard Pelletier the Commission scheduled a public hearing date of June 9, 2010 for proposed Zoning Code text amendments to add Section 60.03.06 Sale or dispensation of marijuana and/or medical marijuana and Section 44.08.45 Sale or Dispensation of Marijuana and/or Medical Marijuana. Vote was unanimous. Proponent P&Z Comm. Z2010-1

AMENDMENTS
TO ADD SEC-
TION 60.03.06
SALE OR DIS-
PENSATION OF
MARIJUANA
AND/OR MEDI-
CAL MARI-
JUANA AND
SECTION 44.08.45
SALE OR DIS-
PENSATION OF
MARIJUANA
AND/OR MEDI-
CAL MARI-
JUANA

No one spoke.

ITEM 9
PUBLIC
COMMENT
ON TOPICS

A correction was noted: On Page 3, under Item #10.2, change "Room B-20" to "Room 208" in the last sentence. On motion and second by Comms. Michael Johnson and Richard Pelletier the Commission approved the minutes of the May 12, 2010 regular meeting as amended. Vote was unanimous.

ITEM 10.1
APPROVED THE
MINUTES OF
THE 5/12/10
REGULAR
MEETING AS
AMENDED

On motion and second by Comms. Michael Johnson and Richard Pelletier the Commission tabled the Zoning Enforcement Officer's Report. Vote was unanimous.

ITEM 10.2
TABLED ZEO
REPORT

Comm. Carl Bolz questioned the new erosion and sedimentation controls being used by the Army at Cucia Park. William Warner responded. Comm. Michael Johnson talked about the Budget Subcommittee and indicated it will be held on the third Wednesday of each month in Room 208. Comm. Carl Bolz questioned Wild Bill's trailers. William Warner responded.

ITEM 10.3
OTHER COM-
MISSION
AFFAIRS

On motion and second by Comms. Daniel Russo and Nicholas Fazzino the Commission adjourned the meeting at 9:10 p.m. Vote was unanimous.

ITEM 11
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director