

PLANNING AND ZONING COMMISSION REGULAR MEETING JUNE 8, 1994, 7:00 P.M. PAGE 1 OF 4

Chm. W. Lee Osborne, Vice-Chm. Philip Halibozek, Ann Loffredo, Sebastian J. Passanesi, Anthony J. Vasiliou, Jennifer Alexander, Francis Patnaude	COMMISSION MEMBERS PRESENT
Stephen P. Shapiro, John Robinson, Stephen Gadowski, Gerard Winzer, Mayor Thomas J. Serra, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio	COMMISSION MEMBERS ABSENT
Alternate Comm. Francis Patnaude acted for absent Comm. Stephen Shapiro. Alternate Comm. Jennifer Alexander acted for absent Comm. John Robinson	A C T I N G MEMBERS
William Warner, Planning Director	STAFF
On motion and second by Comm. Ann Loffredo and Anthony Vasiliou the Commission approved the minutes of the May 25, 1994 meeting. Vote was 6 to 0 with Comm. Patnaude abstaining.	ITEM 2.1 APPROVED MINUTES 5/25/94
The Commission acknowledged the ZEO sign and monthly reports.	ITEM 3.1 AND 3.2 Z E O REPORTS
Chm. W. Lee Osborne commented on the Midstate Regional Planning Agency meeting.	ITEM 3.3 MRPA MTG
On motion and second by Comm. Ann Loffredo and Philip Halibozek the Commission tabled a proposed special exception to permit a used car dealership located on 465 Middlefield Street. Applicant/agent Reliable Fleet Maintenance/Paul Tuomi SE94-5. Vote was unanimous.	ITEM 4.1 T A B L E D USED CAR DEALERSHIP 4 6 5 MIDDLE-FIELD ST
On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission tabled a discussion regarding amenities' package of the Hunt Club Subdivision. Applicant/agent Resource Development Corp./Michael Hussey S87-44	ITEM 4.2 T A B L E D DISCUSSION HUNT CLUB SUBDIVISION
On motion and second by Comms. Halibozek and Loffredo the Commission denied a change of non-conforming use from neighborhood market to check cashing store located on 460 East Main Street. Applicant/agent Atty. Joseph S. Elder NC94-2. Vote was unanimous. Comm. Halibozek felt the use is inappropriate and referenced staff comments. Discussion ensued regarding area. William Warner summarized the comments.	ITEM 4.3 D E N I E D C H A N G E N O N - CONFORMING USE 460 EAST MAIN ST

On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission scheduled a public hearing on July 13, 1994 to consider a proposed resubdivision to establish one lot located on Spruce Brook Road. Applicant/agent Eleanore M. Leonard and Ruth F. Flesh S94-5. Vote was unanimous.

ITEM 5.1  
SCHEDULED  
P . H .  
7 / 1 3 / 9 4  
ONE LOT  
RESUBDIVI-  
S I O N  
S P R U C E  
B R O O K R D

On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission schedule a public hearing on July 13, 1994 to consider a proposed Zoning Map amendment to rezone a parcel on the south side of Spruce Brook Road. Applicant/agent Ruth F. Flesh and Eleanore M. Leonard Z94-8. Vote was unanimous.

ITEM 5.2  
SCHEDULED  
P . H .  
7 / 1 3 / 9 4  
R E Z O N E  
S P R U C E  
B R O O K R D

Comm. Anthony Vasiliou moved approval with understanding sidewalk plan prior to any further 8-24 reports including road bonds and sidewalks. Comm. Ann Loffredo seconds the motion. Comm. Philip Halibozek clarified. Comm. Anthony Vasiliou amended the motion to include no existing sidewalks shall be removed on Bretton Road and exempted from sidewalk plan requirement. Comm. Patnaude felt Directors should get together to discuss requirements and proposed it as a motion. William Warner indicated plan could be rough drafted by second meeting in July. Comm. Halibozek indicated Public Works Department should be actively involved. Discussion ensued. William Warner clarified. A lengthy discussion ensued regarding sidewalk plan. The Chair felt no need to rush through this. Comm. Anthony Vasiliou repeated motion except for the pending G. S. 8-24 Report for Bretton Road and Pine Street that (1) No further G.S. 8-24 Report approval to locate, accept, abandon, widen, narrow or extend a public way will be issued until a sidewalk plan is approved by the Commission; and (2) All sidewalk extension or modification including those currently incorporated in any project shall be reviewed and approved by the Planning and Zoning Commission for conformance with this sidewalk plan. On motion and second by Comms. Philip Halibozek and Ann Loffredo the Commission tabled the Pine Street Bretton Road request until the Director of Public Works was present to provide more information. September 1993 8-24 report pursuant to Bretton Road discontinuance was discussed at length. Vote was

T A B L E D  
G.S. 8-24  
R E P O R T  
S I D E W A L K S  
P I N E A N D  
B R E T T O N R D

unanimous.

On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission schedule a public hearing on 6/22/94 to consider a Zoning Code text amendment to allow a child care facility in the B-2 zone as a special exception. Vote was unanimous.

ITEM 5.4  
SCHEDULED  
P . H .  
6 / 2 / 2 9 4  
Z O N I N G  
C O D E T E X T  
A M E N D M E N T

The Commission on motion and second by Comms. Halibozek and Loffredo the Commission added to agenda item 5.5 to discuss two hour free parking. On motion and second by Comm. Anthony Vasiliou and Comm. Ann Loffredo that the Planning and Zoning Commission instruct Jennifer Alexander their representative to the Parking Authority to oppose removal of the two hour free parking spaces. Vote was 5 to 2 with Comms. Halibozek and Patnaude opposed.

ITEM 5.5  
2 H O U R  
F R E E  
P A R K I N G

There is a tape recording of the public hearing available in the Planning and Zoning Office.

ITEM 6  
P.H. TAPE  
R E C O R D I N G

Atty. Dean Thomasson reviewed his proposal for an 8 lot resubdivision located off Alsace Terrace with request to waive the sidewalks requirements and request for model home approval on lot 5. Applicant/agent Dean A. Thomasson, summarized previous concerns and indicated two lots were combined. Comm. Sebastian Passanesi disqualified himself. Comm. Ann Loffredo questioned future development. The Tax Assessor's map was reviewed. Discussion ensued. Model home was questioned. Plans were reviewed and a need for buffers were discussed. Chm. Osborne felt it should be addressed when back lot is divided. Atty. Dean Thomasson closing with a statement that lot 4 was model home. No one from the public spoke. Comm. Ann Loffredo motioned to close the public hearing with Comm. Philip Halibozek seconding the motion. Vote was unanimous.

ITEM 6.1  
8 L O T R E -  
S U B D I V I -  
S I O N  
A L S A C E  
T E R R A C E

William Warner explained the proposed for various Zoning Code text changes. Comm. Ann Loffredo questioned Section 61.02.29. Comm. Anthony Vasiliou questioned 61.01.52. Discussion ensued. Carl Bolz of WRRDM reviewed the proposal and stated objections to some areas. How do you control the number of employees in Section 61.01.51? IOP should remain exclusively office. Manufacturing should be reviewed. Arlene Rich stated the same concerns. On motion by Comms. Halibozek and Loffredo the Commission continued the public hearing. Applicant/agent Economic Development Team. Z94-5. Vote was unanimous.

ITEM 6.2  
Z O N I N G  
C O D E T E X T  
A M E N D M E N T S

Comm. Philip Halibozek read the legal ad into the record. William Warner explained the proposal to modify Section 61.05 Prohibited Uses in the Zoning Code. Applicant/agent Economic Development Team Z94-6. Carl Bolz explained any use which could cause not "has been proven". Comm. Philip Halibozek agreed with change. Comm. Anthony Vasiliou is proven. On motion and second by Comms. Ann Loffredo and Philip Halibozek the Commission continued the public hearing.

ITEM 6.3  
Z O N I N G  
C O D E T E X T  
A M E N D M E N T  
P R O H I B I T E D  
U S E S

R. Briggs discussed concerns regarding property on Barbara Road and alleged illegal two family dwelling.

ITEM 7  
D I S C U S S I O N  
W I T H  
P U B L I C

Adjournment was at 10:45 P.M.

A D J O U R N -  
M E N T

Respectfully submitted,

William Warner

Approved at the meeting of \_\_\_\_\_.