

**Planning and Zoning Commission  
June 27, 2016  
Minutes**

**Call to Order - Regular Meeting**

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:03 p.m.

**Roll Call**

Present were: Chair Kevin Grindle, Gary DeCesare, Sue Hochstetter, Ev Hyde, and Randy Thompson. Also present were Alternates Anne Grenier, Gloria Langer and Staff Member Martha Fraenkel. Absent was: Alternate Wayne DeCarli.

**Additions to the Agenda** - None.

**Audience for Citizens** - None.

**Approval of Minutes**

**MOTION:** Hyde/Hochstetter moved/seconded to approve the minutes of the May 23<sup>rd</sup> meeting. DeCesare abstained; motion passed.

**MOTION:** Hochstetter/Hyde moved/seconded to approve the minutes of the June 2<sup>nd</sup> meeting. All in favor; motion passed.

**MOTION:** DeCesare/Hochstetter moved/seconded to approve the minutes of the June 9<sup>th</sup> meeting. There was one correction: the bullet "Discussion was had regarding the continued support of Public Act 490" was added. All in favor of approving the minutes as corrected; motion passed.

**Old Business**

**1. 2016 PLAN OF CONSERVATION & DEVELOPMENT – ONGOING REVIEW**

Information for the Energy section was provided by Randy Thompson. The information will serve as a place-holder and will be reviewed and modified. Fraenkel stated that she will work on the text independently and encouraged the Commission members to email her with their changes. The Commission will need to work on developing goals and objectives. The Commission decided that Energy should be a separate section.

The Commission reviewed the Natural Resources section.

The Soils section was reviewed. The following was discussed:

- Under goals and implementation, item number three was to read "review and revise as needed."
- The Commission discussed which soils are covered in the section – soils in existing farms as well as land saved for future farmland.
- Regulations regarding sand and gravel operations may need to be updated and monitoring of active operations needs to be addressed.
- Information on where to bring hazardous waste should be included, but that section should also be included in the energy section.

The Water Resources section was reviewed. The following was discussed:

- Two existing goals are sufficient.

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- The Commission discussed salt vs. sand for de-icing purposes.
- The Commission discussed enacting a more formal way of assessing stormwater discharges. This could possibly involve hiring a professional engineer to review the roads with the foreman of public works.
- Number 4 regarding wood burial should be omitted from the section.
- Fraenkel will check into the Greenway Council and see if it is still in existence.

The Forest section was reviewed and there were no changes recommended.

The Wildlife section was reviewed and the word “institutionalize” was changed to “incorporate.”

The Air section was reviewed. The following was discussed:

- Action number three should be removed.
- Woodstove regulations should be reviewed.

### **New Business**

#### **APPLICATION – ZONING REGULATIONS AMENDMENT FOR GASOLINE SALES IN THE BUSINESS ZONE BY SPECIAL PERMIT/ P. PATEL.**

- Bob Deluca of CLA Engineers represented the applicants. He updated the Commission on the project on the following items:
  - Mr. Deluca spoke with the DOT and landscaping is allowed in the buffer as long as height and sightlines are respected.
  - Mr. Deluca spoke to a land use attorney who advised adding a preface stating a reason for dissuading clustering and/or allowing certain business types only within a certain number of feet from residentially-zoned house structures.
  - Discussion was had regarding the slope and design of the gas canopy roofs.

Mr. Deluca asked questions regarding the Public Hearing process. The Commission set a date for the Public Hearing at the regularly-scheduled meeting on August 22, 2016.

### **Staff Report**

Fraenkel reported on recent studies on the effects of LED street lights.

### **Communications**

Chair Grindle thanked Fraenkel for her service to the Commission. He reported that the ad to find a replacement has been placed and active for two weeks. The position could potentially be split into two. So far, three applications have been received.

The next Special Meeting was scheduled for Thursday, July 14<sup>th</sup>. The Regular Meeting scheduled for July 25 may be canceled.

### **Adjournment**

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Valerie Imre

Recording Secretary