

**ZONING COMMISSION REGULAR MEETING CORRECTED MINUTES
OCTOBER 25, 2016
7:00 PM MULVEY MUNICIPAL CENTER, MULTI-MEDIA ROOM**

Members Present: Chairman Tony Marino, Vice Chairman Harry Ruppenicker Jr., Regular Member Lee Archer, Regular Member Dwayne Xenelis, Alternate Member Linda Nolf and Assistant ZEO Lisa DeMaria.

CALL TO ORDER: The meeting was called to order by Chairman Tony Marino at 7:02 p.m.

ESTABLISHMENT OF QUORUM:

Chairman Marino seated Linda Nolf as a voting member for Mike Engels.
All other Regular Members are present.

AGENDA ADDITIONS:

None.

PUBLIC HEARING(S):

None.

RECEIPT OF APPLICATIONS:

None.

NEW BUSINESS:

None

OLD BUSINESS:

1. **ZC2016-009 – 11 & 13 Meadowbrook Road Ext. – Continued Public Hearing on application for a proposed Zone Map Change on Parcel #'s 126 & 127 of Assessor's Map #184, from MDR (Medium Density Residential District) to PRDD (Planned Residential Development District). Property owner/Applicant: Robert G. Furno, AIA & Bumlingen, LLC (35-day decision ends 11/1/16):**

Chairman Marino stated that it was determined by the Commissions Attorney and the Town Engineer that the protest petition submitted during the Public Hearing was insufficient, so only a majority vote is needed.

A motion was made by Harry Ruppenicker Jr, and seconded by Linda Nolf to:
Approve the Zone Change to PRDD.

Discussion: Harry Ruppenicker Jr. stated that he has concerns and objects to the zone changes. He feels that this will negatively affect the people who live near this property. He feels that there is no access to highways or public water. He stated that he will not support approval of this application. Lee Archer stated the public spoke great concerns about increase in traffic on Hammock Road and Meadowbrook Road. Chairman Marino

pointed out that the application is only for the overlay of PRDD Zone over MDR Zone. We need to consider that ***if*** this application is denied, the applicant could come forward with an application of 7 individual lots, which would be a totally different kind of development.

VOTE: Ayes: None; Nays: Tony Marino, Harry Ruppenicker Jr, Dwayne Xenelis, Lee Archer and Linda Doane.

The motion did not carry.

COMMISSION BUSINESS:

1. Status of ZEO and recommendation of duties for Assistant ZEO:

Chairman Marino stated ZEO Nancy Rudek is on a paid administrative leave as of October 24, 2016.

Upon a motion by Tony Marino, seconded by Harry Ruppenicker Jr., it was:

VOTED: Unanimously to authorize the Assistant Zoning Officer to act on behalf of the Zoning Commission with the full powers and authority of the Zoning Enforcement Officer until such time it is determined not to be necessary by the Zoning Commission Chair.

2. ZEO Report:

The ZEO report was distributed and discussed.

3. Bills:

The following bills were paid out of the Operating Budget:

Branse & Willis, LLC: \$536.50 (Invoice #41863 & #41669)

Recording Secretarial Services: \$125.05 (K. Kelemen, Meeting Minutes 9/27/16)

CAFM: \$80.00 (Flood Conference for Nancy Rudek)

APPROVAL OF MINUTES:

Regular Meeting – September 27, 2016:

Upon a motion by Dwayne Xenelis, seconded by Lee Archer, it was:

VOTED: Unanimously to approve the minutes of the Regular Meeting of September 27, 2016, as distributed

ADJOURNMENT:

Upon a motion by Lee Archer, seconded by Linda Nolf, it was:

VOTED: Unanimously to adjourn at 7:14 p.m.

Respectfully submitted:

Kathleen H. Kelemen, Secretary

Note: All changes indicated in bold, underlined and italicized print.