

**COVENTRY PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
REGULAR MEETING OF MONDAY, JANUARY 27, 2025**

**1. CALL TO ORDER**

By: Pollansky

Time: 7:02 p.m.

Place: Town Hall Annex & Zoom

		<b>PRESENT</b>	<b>ABSENT</b>
<b>REGULAR MEMBERS:</b>	Bill Jobbagy, Chairperson		X
	Brian Murray	X	
	Darby Pollansky, Vice Chairperson	X	
	Carol Polsky, Secretary	X	
	Eric Thomas	X	
<b>ALTERNATE MEMBERS:</b>	Steve Reviczky	X	
	VACANT		
	VACANT		
<b>STAFF:</b>	Jana Roberson, AICP, Director of Planning & Development	X	
	Heidi Leech, Land Use Administrative Assistant	X	
	Natalia Yeschick, Recording Secretary	X	

**2. ROLL CALL/SEATING OF ALTERNATES** - Reviczky was not in attendance at the beginning. will be seated after the second public hearing (4a) - 4b was heard first, as we did not have all attendees for 4a.

**3. AUDIENCE OF CITIZENS - None**

**4. PUBLIC HEARINGS** - Roberson read public hearing notice. Shuffled public hearing 4a and 4b until attendees for 4a arrived.

**b. PZC-24-9 – 1-lot Resubdivision on 1.48 acres on the northwest side of Root Road adjacent to 33 Cooper Lane (Map 30, Lot 191) in the GR-40 Zone, Applicant: Mark Reynolds, P.E., Owner: Mark Larson.**

Mark Reynolds (Professional Engineer) – 4.1 Acre Parcel includes frontage on Root Road and Cooper Lane. Parcel owner is proposing to create lot fronting Root Road. The development is proposed on non-wetland portion of the 27,000 square foot of buildable area. The original parcel will be reduced to 2.6 acres; this will be a 1.5 acre parcel. Zoning regulations are met. Detailed plans were shown. There is a proper location for a driveway.

Features added for stormwater management include: pervious pavers added in the driveway, a row of plantings along the edge near the wetland line to delineate the area, and roof water will be directed toward the rain garden. In the back is a geo-thermal well, regular drinking well will be in the front near the street. Wetlands commission approved this plan at the last meeting.

The nature of this proposal is to create a lot for a family. The family is interested in knowing exactly how it's going to get developed, therefore the house footprint on the plans is their actual house footprint. The plan meets all zoning and subdivision regulations.

Development won't impact drainage into the street. The rain garden is oversized and will be able to handle runoff. Impacts to the wetlands have been looked at closely by the wetlands agency already.

This was submitted to DEEP for NDDDB review. There is no documentation of state-listed species in this location.

Report from Town Engineer Penny states "Revision Plan 1/15/2025 addressed all comments as presented to IWA on 1/22/2025. Still would like to see the site plan depict the minimum standards of the driveway apron per zoning regulations. 20 foot minimum at gutter. Apron will be paved with hot mix asphalt as per zoning regulations."

Approval from Eastern Highlands Health Department was not included with the application. Reynolds states he has a letter from the health department stating the

plans were approved. The committee has not yet seen the letter. Roberson clarified that as part of standard conditions, the letter will have to be on the plans.

The Wetlands Commission permit letter was submitted with the application.

Property owner must conduct yearly maintenance of rain garden to ensure proper functionality.

Thomas expressed concern about overflow to the brook during heavy storms. There is a detail sheet for the spillway. It is a rock spillway. Grades are not steep. It is a well established forested wetland and will have an energy dissipator over the spillway.

Homeowner maintenance should be the main focus so the level spreader doesn't get filled in. As long as it is built properly, it will always be lower in that section, so there will be no overflow problem. Also, there will not be a lot of offsite drainage that can get to that area.

There is no specific detail on the plan for pervious pavers. There are a number of products that fit the criteria of pervious pavers. Only residential vehicle use proposed on the pavers. The apron will be installed to town standards. The driveway is cross slope and will not receive road runoff.

The commission discussed some detail regarding the geothermal installation. Pipes will run vertically in the well and then straight to the house. There is a heat exchange through the pipes.

Scott Skozuch, 31 Margaret Drive: Mr. Skozuch stated that his property abuts, but he has no issue with this plan. The commission discussed the rain garden/detention basin and wanted to know if there will be any plantings within the rain garden for stabilization or will it be strictly an overflow that is expected to dry out? The rain garden is a little oversized. There are plantings that are allowed, but due to proximity to the house and small size of the lot, most of this area will be grass but will have plantings at the perimeter of the clearing area immediately down gradient of the rain garden.

Steve Reviczky has joined.

Pollansky seated Reviczky for Jobbagy

Hearing closed

**MOTION: Motion to approve application PZC-24-9 to create a 1-lot Resubdivision on 1.48 acres on the northwest side of Root Road adjacent to 33 Cooper Lane (Map 30, Lot 191) in the GR-40 Zone in accordance with all final plans, documents and testimony, submitted with the application and including the following conditions:**

1. Prior to the endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:
  - a. The Eastern Highlands Health District approval, Inland Wetlands and Watercourses Commission approval with conditions, and the Planning and Zoning Commission approval with conditions must be included on the final recorded subdivision plans. Draft final approved plans shall be submitted to town staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals and signed by Commission Chairs shall be recorded in the office of the Town Clerk.
  - b. All land within the subdivision that is within 25' of the centerline of roads abutting the property shall be conveyed to the Town of Coventry in a form acceptable to the Town Attorney in accordance with Chapter XII Section 5.c of the Subdivision Regulations.
  - c. The subdivided parcel may only be transferred to a relative for no consideration in accordance with CT General Statutes 8-25. A quit claim deed in a form acceptable to the Town Attorney shall be recorded along with the final approved subdivision plans in accordance with Chapter VIII Sec. 9 of the Coventry Subdivision Regulations.
  - d. All boundary pins and monuments shall be set and field verified by the surveyor.
  - e. A driveway apron in accordance with zoning regulations shall be added to the plans as requested by the Town Engineer.
2. Prior to the issuance of a Zoning Permit on any lot:
  - a. The developer shall notify the Zoning Enforcement Officer and Wetlands Agent at least seven days in advance of any site work to schedule a pre-construction meeting.
  - b. Driveway permits must be obtained in accordance with the adopted policy concerning driveways.
  - c. The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Coventry r.o.w. to the greatest extent possible. This shall include but is not limited to the preservation of stonewalls, the protection of mature trees lining any public road, and the minimization of clearing and grading.
  - d. No brush or stumps may be buried on the property.
  - e. No stonewalls, mature trees, or ledge within the r.o.w. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earthmoving within the Town of Coventry r.o.w. shall be the responsibility of the individual lot developer.
  - f. Any cutting of trees greater than 30" d.b.h. for sightlines shall require prior approval by the Town of Coventry Tree Warden upon finding that the removal of trees is unavoidable to guarantee adequate driveway sightlines.
3. Prior to the issuance of a Certificate of Zoning Compliance on any lot:
  - a. Stonewalls must be finished at any necessary openings for driveways.

**Motion by: Pollansky**

**Seconded by: Thomas**

Discussion: None

**Voting:**

For: Thomas, Murray, Pollansky, Polsky

Against: None

Abstain: Reviczy

**Motion unanimously approved.**

**a. PZC-24-12 – 3-lot Subdivision on 10 acres on the south side of Kings Road abutting the Hop River (Map 59, Lot 20) in the River/Aquifer Zone, Applicant: William Jackson, Owner: Juan Hernandez.**

Continued from last meeting. Hank Gruner (Herpetologist) in attendance via Zoom.

The commission held a site walk on January 15, 2025.

William Jackson (applicant), Carmen Giuliano (project manager and land surveyor) via Zoom, Hank Gruner (herpetologist) via Zoom. Plan has been revised. Proposed subdivision plan has the following changes:

-During the site walk, the property owner indicated they would like to clear and grub the building areas within the three lots simultaneously. It is recommended the sedimentation and erosion controls, and reptile barrier be continuous across the lots. Conservation easement follows 75' upland review line on lots 1 and 2, and drops down for lot number 3. Project limits silt fencing reptile barrier, conforms with the boundary of conservation easement. One issue is the silt fence needs to be shown in the corner along the floodplain boundary. That is the extent of the area that is permitted from wetlands.

-Took Mr. Gruner's (Herpetologist) recommendations into consideration regarding time limits on site clearing and grubbing to accommodate over wintering of reptiles. Those dates were in conflict with Bat habitat preservation recommendations. Discussed and agreed upon a way to accommodate both species' needs simultaneously. Site clearing and grubbing should not begin until after February 15, 2025 and all land clearing activities should be restricted to the period February 15 and May 1 (the active season for reptiles) to prevent impacts to any over-wintering reptiles, and provide opportunities for individuals to move away from disturbances.

-Recommendations for Bats species, do not remove trees greater than 3" between May 1 and September 1.

-Exclusionary fencing should be in place before the turtles start to get active and move in, which is prior to April 1st. Prior to issuance of zoning permit, one of the subsequent

steps is notifying the zoning enforcement officer 7 days in advance of site work. Checking for erosion and sediment control is part of the zoning permit process. Zoning permit is needed prior to clearing.

Question raised on site walk by Thomas based on viewing recommendations in reports about having onsite construction equipment being stored overnight on pavement. Number of pieces of equipment would be one piece. Equipment will be stored on a paved surface when not in use. No equipment or materials may be stored in the R.O.W. or the cul-de-sac.

Discussion regarding an easement vs. a deed restriction. A deed restriction can get lost over time whereas a conservation easement is an instrument filed on the land records. It was agreed upon to move forward with a conservation easement as that is what is on the plans.

Hearing Closed.

***MOTION: Motion to approve application PZC-24-12 – 3-lot Subdivision on 10 acres on the south side of Kings Road in the R/A Zone in accordance with all final plans, documents and testimony, submitted with application and including the following conditions:***

1. Prior to the endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:
  - a. The Eastern Highlands Health District approval, Inland Wetlands and Watercourses Commission approval with conditions, and the Planning and Zoning Commission approval with conditions must be included on the final recorded subdivision plans. Draft final approved plans shall be submitted to town staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals and signed by Commission Chairs shall be recorded in the office of the Town Clerk.
  - b. All land within the subdivision that is within 25' of the centerline of roads abutting the property shall be conveyed to the Town of Coventry in a form acceptable to the Town Attorney in accordance with Chapter XII Section 5.c of the Subdivision Regulations.
  - c. A 5.963 acre Conservation Easement shall be conveyed to the Town of Coventry in a form acceptable to the Town Attorney and in accordance with the requirements of CT General Statute 8-25 and Coventry Subdivision Regulation Chapter VIII. The easement boundary shall be delineated on the northern boundary by markers on trees, fences, or posts at least every 100'. Markers will be provided by the Town of Coventry for a fee. Markers abutting the road shall include an additional marker stating No Public Access.
  - d. All boundary pins and monuments shall be set and field verified by the

surveyor.

2. Prior to the issuance of a Zoning Permit on any lot:

- a. Site clearing and grubbing should not begin until after February 15, 2025 and all land clearing activities should be restricted to the period February 15 and May 1 (the active season for reptiles) to prevent impacts to any over-wintering reptiles, and provide opportunities for individuals to move away from disturbances.
- b. Reptile exclusionary fencing shall be installed according to the herpetologists recommendations that will prevent reptiles from entering the construction area. The exclusion fencing should be installed no later than April 1st to prevent reptiles from entering the project's area of disturbance. Standard erosion control/silt fencing (geotextile) can be used, but not fencing with a wider nylon mesh lining, which can entangle snakes. Fencing at least 20 inches in height (above ground level) should be installed at the limits of disturbance within the construction zone. The fencing should be staked (12-inches into the ground) at appropriate distances to maintain rigidity (6-10-foot intervals), and the fencing buried at least 4 inches into the ground and back-filled. The terminus of each length of fencing should be angled back away from the road to divert animals moving along the exterior of the fence back into undisturbed habitat to discourage them from moving around the fence. Installation of each length of fence should be coordinated with the project herpetologist to determine the best angle and placement depending upon the location, topography, and surrounding habitat. In general, a "J-hook" design with an interior width of no more than 18- inches, and return length of fencing of 10-feet should be used. The exclusionary fencing must be inspected weekly during the periods April 1-May 15, and July 16-October 15, and twice weekly during the period May 16-July 15 (turtle nesting season). The fencing should be inspected within 24 hours after any storm event. Any necessary repairs should immediately be made to maintain the integrity of the fencing. Once the project site is stabilized the fencing should be removed.
- c. A qualified herpetologist must provide relevant construction personnel with information on the reptiles that might be encountered, and what to do if they encounter them. Any turtles encountered must be immediately relocated into adjacent floodplain habitat.
- d. A qualified herpetologist must conduct sweeps of the project area prior to any clearing and grubbing activities. The sweeps must occur on the day that the activities are planned.
- e. The developer shall notify the Zoning Enforcement Officer and Wetlands Agent at least seven days in advance of any site work to schedule a pre-construction meeting.
- f. Driveway permits must be obtained in accordance with the adopted policy concerning driveways.
- g. The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Coventry r.o.w. to the greatest extent possible. This shall include but is not limited to the preservation of

stonewalls, the protection of mature trees lining any public road, and the minimization of clearing and grading.

- h. No brush or stumps may be buried on the property.
- i. No stonewalls, mature trees, or ledge within the r.o.w. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earthmoving within the Town of Coventry r.o.w. shall be the responsibility of the individual lot developer.
- j. Any cutting of trees greater than 30" d.b.h. for sightlines shall require prior approval by the Town of Coventry Tree Warden upon finding that the removal of trees is unavoidable to guarantee adequate driveway sightlines.
- k. Equipment shall not be stored in the Kings Rd. cul-de-sac, and may be stored on an existing paved apron 40' west of SNET pole #2687.

3. Prior to the issuance of a Certificate of Zoning Compliance on any lot:

- a. Stonewalls must be finished at any necessary openings for driveways.
- b. Post-construction, any areas of bare soil in an open canopy (non-forested) setting within the cleared area should be planted or graveled to avoid attracting turtles to nest.

**Motion by: Murray**

**Seconded by: Polsky**

Discussion: None

**Voting:**

For: Thomas, Murray, Pollansky, Polsky, Reviczky

Against: None

Abstain: None

**Motion Unanimously Approved.**

**c. PZC-24-14 – 2-lot Resubdivision on 9.37 acres on the northwest side of Stonehouse Road known as 369 Stonehouse Road (Map 37, Lot 129) in the GR-40 Zone,**

**Applicant: Mark Reynolds, P.E., Owner: Frantz Charles.**

Subdivision recorded in 2009, included 2 lots (lot 1 and lot 3) on subdivision plans. Lots were purchased by neighboring property owner, who then modified a parcel boundary, and made it so the original subdivided lots are different. The plan is to un-merge/re-divide the lots into exactly the same way/plan they were divided before. The subject parcel is 9.4 acres.

Application went to the inland wetlands agency as there is a drainage ditch along the road and a common driveway crosses it. A permit was granted for this.

One feature of this application is a lack of open space dedication. Open space was dedicated completely during the original approval. Open space parcel was deeded to the town (26 acres).

The following was rolled into one document: Common driveway which includes maintenance provisions, drainage and utility easement. This has been recorded on the land records and need not be re-recorded to reflect new subdivision plans. Original subdivision is on file.

Reynolds - Nothing has changed with regulations/site that would require changes to plans. Health and safety were addressed during previous application. All septic areas are the same, driveway will be the same, drainage requirements necessitate the use of the easement for lot 3. Nothing needed to be done to edit the property line on the plans.

Most of the properties in the subdivision are developed. A powerline is down the street.

Jillian Sprigg - 391 Stonehouse Road. – Ms. Sprigg inquired about where the driveway will be and how many homes will be on the property. The driveway will be on the left side of her property for potentially two homes. The lots would allow for 2 family homes, but would not be big enough for multi-family. She had additional concerns about the value of her home and the homes around it, as well as the land being built on. She was told by realtors that the land would not be built on, as it would be too expensive. Is an easement or deed restriction possible to have 75' of buffer zone? We are only reestablishing the lines, and this has to go through this formal process. There might be an option for her to buy, but cannot demand a buffer at this point. Now there are going to be two separate lots. If there was an opportunity to purchase the land, you would contact Mr. Charles.

Thomas clarified questions on septic designs. The location of primary reserve for both lots are in different positions in each of the lots. Upper half of both lots are tied in very tightly to the ledge area and also has significant potential for biological diversity/wildlife movement. Lot 3 reserve is located much further down and outside of the biodiversity zone.

Reynolds did not do this design in 2008. The preferred place for lot 1 septic would be downgradient from the house, they would have put it there if it was possible however there are two competing problems: may have lacked the soil; and driveway isn't cut, when the driveway isn't cut there is an offset problem. Have to be at least 50' upgradient of that cut. Also drainage associated with the driveway, and would be problematic. Unlikely there would have been space to put the house, septic, and stay away from cut slope/maintain separated distance for health code.

Thomas has clarification point: Open space deeded to the Town of Coventry is a fee simple open space. One sheet provided shows developed lots further east on

Stonehouse road, there are areas marked as conservation easements between the lots, is this correct, and are they deeded to the town? Roberson will research/confirm.

Roberson confirmed if Reynolds has anything from the Health District. Reynolds does not recall, however the approval is still valid from the subdivision, will update if needed. It is a requirement to have, standard condition that it is required on final plans.

Hearing Closed.

**MOTION: Motion to approve application PZC-24-14 to create a 2-lot Resubdivision on 9.37 acres on the northwest side of Stonehouse Road known as 369 Stonehouse Road (Map 37, Lot 129) in the GR-40 Zone in accordance with all final plans, documents and testimony, submitted with application and including the following conditions:**

1. Prior to the endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:
  - a. The Eastern Highlands Health District approval, Inland Wetlands and Watercourses Commission approval with conditions, and the Planning and Zoning Commission approval with conditions must be included on the final recorded subdivision plans. Draft final approved plans shall be submitted to town staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals and signed by Commission Chairs shall be recorded in the office of the Town Clerk.
  - b. All land within the subdivision that is within 25' of the centerline of roads abutting the property shall be conveyed to the Town of Coventry in a form acceptable to the Town Attorney in accordance with Chapter XII Section 5.c of the Subdivision Regulations.
  - c. The open space was included in the original subdivision that transferred a 26 acre conservation parcel to the Town of Coventry.
  - d. All boundary pins and monuments shall be set and field verified by the surveyor.
2. Prior to the issuance of a Zoning Permit on any lot:
  - a. The developer shall notify the Zoning Enforcement Officer and Wetlands Agent at least seven days in advance of any site work to schedule a pre-construction meeting.
  - b. Driveway permits must be obtained in accordance with the adopted policy concerning driveways.
  - c. The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Coventry r.o.w. to the greatest extent possible. This shall include but is not limited to the preservation of stonewalls, the protection of mature trees lining any public road, and the minimization of clearing and grading.

- d. No brush or stumps may be buried on the property.
- e. No stonewalls, mature trees, or ledge within the r.o.w. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earthmoving within the Town of Coventry r.o.w. shall be the responsibility of the individual lot developer.
- f. Any cutting of trees greater than 30" d.b.h. for sightlines shall require prior approval by the Town of Coventry Tree Warden upon finding that the removal of trees is unavoidable to guarantee adequate driveway sightlines.

3. Prior to the issuance of a Certificate of Zoning Compliance on any lot:

- a. Stonewalls must be finished at any necessary openings for driveways.

**Motion by: Murray**

**Seconded by: Polsky**

Discussion: None

**Voting:**

For: Thomas, Murray, Pollansky, Polsky, Reviczky

Against: None

Abstain: None

**Motion Unanimously Approved.**

***MOTION:* Motion to modify the agenda to add item 5.d. under Old Business - Request for modification of approved resubdivision conditions for PZC-24-13.**

**Motion by: Pollansky**

**Seconded by: Polsky**

Discussion: None

**Voting:**

For: Thomas, Murray, Pollansky, Polsky, Reviczky

Against: None

Abstain: None

## 5. OLD BUSINESS

**a. PZC-24-12 – 3-lot Subdivision on 10 acres on the south side of Kings Road abutting the Hop River (Map 59, Lot 20) in the River/Aquifer Zone, Applicant: William Jackson, Owner: Juan Hernandez.**

**b. PZC-24-9 – 1-lot Resubdivision on 1.48 acres on the northwest side of Root Road adjacent to 33 Cooper Lane (Map 30, Lot 191) in the GR-40 Zone, Applicant: Mark Reynolds, P.E., Owner: Mark Larson.**

-Would like to divide the acreage.

**c. PZC-24-14 – 2-lot Resubdivision on 9.37 acres on the northwest side of Stonehouse Road known as 369 Stonehouse Road (Map 37, Lot 129) in the GR-40 Zone, Applicant: Mark Reynolds, P.E., Owner: Frantz Charles.**

**d. PZC-24-13 - 1-lot Resubdivision on 31.67 acres on the north side of Babcock Hill Road abutting 862 Babcock Hill Road in the GR-80 Zone, Applicant/Owner: Chris Farr**

This is a request for modification of approved resubdivision conditions for PZC-24-13 Under section 1 and subsection D, there is a condition for all boundary pins to be set and verified by a surveyor. Mr. Farr needs to file mylars so the lot can be transferred to him. Due to weather and lack of manpower, the surveyor has concerns about pinning now. The family is not willing to wait to sell the property.

Discussion followed. Mr. Farr suggested to set a date to have the boundary markers pinned by. Suggestion by Reviczky to hike a concrete monument out, according to the surveyor this is not possible due to the conditions of the wetlands. Argument being made by the commission that it is possible for these pins to be set. There is less vegetation, ground is more solid vs. if you wait until June. The Commission feels every application should be held to the same standards. There was no discussion of mylar/pinning timeframe in the past. Surveyor would have advised the landowner to not move forward with accepting the condition had he been aware at the initial hearing. During the hearing, the Commission did not discuss a timeframe.

Owner did not realize that everything in section 1 had to be done before mylars. If there was a timing issue brought up earlier we would have been able to discuss flexibility.

The fact the parcel is being transferred is why the pins need to be in place before mylars are recorded. Property cannot be transferred if the mylars aren't recorded.

Thomas - If we allow a delay, how do we enforce the eventual pinning to be done. Should these be standard conditions in subdivisions or should it be tied into regulations?

This is another discussion.

Filing of the mylars creates the new lot boundary. The time frame for setting mylars is 90 days. It can be extended 2 additional times (270 days). One must file the mylars to sell the lot.

If all goes well, the owner plans on starting building the new house in the summer. Commission decided to examine this condition in the future.

**MOTION: Motion to revise the approved conditions of a 1-lot resubdivision known as application PZC-24-13 that was approved by the Planning and Zoning Commission on January 13, 2025 to revise condition 1.d to read "All necessary boundary pins and monuments for lot 2 shall be set and field verified by the surveyor."**

**Motion by: Pollansky**

**Seconded by: Thomas**

Discussion: None

**Voting:**

For: Thomas, Murray, Pollansky, Polsky

Against: Reviczky

Abstain: None

**Motion Approved.**

**6. NEW BUSINESS**

**a. PZC-25-1 - Proposal to modify the language of Section 5.15.05 of the Coventry Zoning Regulations concerning Accessory Dwelling Units (ADU's).**

Public hearing will be on February 24th.

**7. ADOPTION OF MINUTES - January 13, 2025, Regular Meeting**

**MOTION: *I move to approve the minutes of the January 13, 2025, meeting.***

**Motion by: Polsky**

**Seconded by: Murray**

Discussion: None

**Voting:**

For: Thomas, Murray, Pollansky, Polsky, Reviczky

Against: None

Abstain:

**Motion Unanimously Approved.**

**8. ADJOURNMENT -**

Meeting adjourned by Pollansky at 10:32 p.m.

Respectfully Submitted,

*Natalia Yeschick*

Natalia Yeschick, Recording Secretary

PLEASE NOTE: These minutes are not official until approved by the Planning and Zoning Commission at the next Commission meeting. Please see the next Commission meeting minutes for approval or changes.