

**TOWN OF ESSEX
PLANNING COMMISSION
PUBLIC HEARING/AGENDA
February 24, 2022-6:30 P.M.
VIRTUAL VIA ZOOM OR
MUNICIPAL CONFERENCE ROOM,
81 MAIN ST., ESSEX JCT., VT**

- Zoom link: <https://www.essexvt.org/1043/8225/Join-Zoom-Meeting-Essex-PC>
- Call (*audio only*): [1-888-788-0099](tel:1-888-788-0099) | Meeting ID: 950 6840 0813 # | Passcode: 426269
- Public wifi: <https://publicservice.vermont.gov/content/public-wifi-hotspots-vermont>

1. **Public Comments**

2. **Consent Agenda:**

- **BOUNDARY LINE ADJUSTMENT: Max Pellerin & Lake Champlain Transportation Company:** Proposal to transfer .036 acres from 234 Colchester Rd to 250 Colchester Rd located in the Industrial (I1) Zone. Tax Map 77, Parcels 1 & 2.

3. **Workshop: Continued Discussion re: 2022 PC Work Plan**

4. **Minutes:** February 10, 2022

5. **Other Business**

Visit our website at www.essex.org.

DRAFT

February 24, 2022

Max Pellerin and
Ray's Motor Sales
c/o MSK Attorneys
275 College Street
Burlington, VT 05401

Re: **BOUNDARY LINE ADJUSTMENT**
234 & 250 COLCHESTER ROAD, ESSEX, VT
PC APPROVAL # PC-2022-6

Dear Attorney LaRosa:

The Town of Essex Community Development Department received an application on behalf of your clients on January 27, 2022, to modify the boundaries between two parcels located 234 & 250 Colchester Road.

Pursuant to Article II, Section 2.5(B)(3) of the *Town of Essex Official Subdivision Regulations*, staff determined that the application did not involve substantial changes and prepared a draft decision for review by the Planning Commission. The Commission considered and approved the proposed amendment under its consent agenda on February 24, 2022.

Pursuant to state statute and Section 2.5(B)(4) of the *Subdivision Regulations*, a "Notice of Hearing" was provided to the applicant for posting on the property. The abutting property owners, applicant and landowner were mailed a copy of this draft approval prior to the hearing.

FINDINGS:

1. 234 Colchester Road, owned by Ray's Motor Sales (d/b/a Lake Champlain Transportation Company), is a 19.496-acre conforming lot, situated in the Industrial (I1) Zone, in the Town of Essex, Chittenden County, State of Vermont. The parcel is identified as 2:077-001-000 on the Tax Map. An existing house, built in 1910, is serviced by private well and septic.
2. 250 Colchester Road, owned by Max H. Pellerin, is a .34-acre (32,670 sq. ft.) non-conforming lot (due to required acreage and frontage) situated in the Industrial (I1) Zone, in the Town of Essex, Chittenden County, State of Vermont. The parcel is identified as 2:077-002-000 on the Tax Map. An existing single-family house, built in 1950, is serviced by private well and septic.

39 3. The request results from a boundary line dispute between the two property owners. As a
40 result, the parties agreed to a .036-acre transfer of land from Ray's Motor Sales Lake
41 Champlain Transportation Company to Pellerin.

42 4. Staff Departments took no issue with the proposal.

43 **CONDITIONS:**

44 1. All conditions from previous approvals shall remain in effect except as modified herein.

45 2. A mylar shall be recorded in the Land Records no more than 180 days from the date of
46 approval, otherwise the approval is void. The mylar and 3 paper copies shall be
47 submitted to the Zoning Administrator at least three weeks prior to the 180-day
48 expiration to secure the Planning Commission Chair's signature on the mylar.

49 3. Pursuant to Section 2.11 of the *Subdivision Regulations*, all legal documents required as a
50 result of this approval shall be prepared by the landowner's attorney and submitted to the
51 Zoning Administrator for review and approval by the Town Attorney prior to recording
52 in the Land Records at the applicant's expense.

53 4. Prior to the recording of the mylar, the applicant shall install concrete monuments and lot
54 markers to the standards specified in Section 4.11 of the Subdivision Regulations and
55 shall submit a certified statement from the surveyor verifying the installation.

56 5. An electronic copy of the plans as may have been revised shall be submitted to the E911
57 coordinator in .PDF file format. Another copy shall be submitted in geodatabase or
58 shapefile in Vermont State Plane Meters, NAD83 (NSRS or most current); alternatively,
59 coordinated CAD data – Vermont State Plane Coordinates, US Survey Feet, Grid Zone
60 4400, NAD 83 (2011) epoch 2010.0, NAVD 88 (geoid12b); alternatively, paper showing
61 three (3) values of State Plane Coordinates.

62 6. By accepting the conditions of this approval without appeal, the applicant confirms and
63 agrees for itself and all assigns and successors in interest that the conditions of this
64 approval shall run with the land and the land uses herein permitted and, will be binding
65 upon and enforceable against the applicant and all assigns and successors in interest.

66 It is the conclusion of the Essex Planning Commission that the project described in the
67 application referred to above, if completed and maintained in conformance with the
68 foregoing findings of fact and conditions, will not cause a detriment to the health, safety and
69 welfare of the inhabitants of the Town of Essex and will conform with the Town of Essex
70 Official Subdivision Regulations adopted pursuant to 24 V.S.A Chapter 117.
71

Max Pellerin and
Ray's Motor Sales
c/o MSK Attorneys
234 & 250 Colchester Road
PC Approval #PC:2022-6
February 24, 2022

This decision may be appealed to the Vermont Environmental Court pursuant to 5.2 of the Town of Essex Official Subdivision Regulations and 24 V.S.A. § 4471. Any appeal must be filed by certified mail to the Environmental Court and by mailing a copy to the Essex Town Clerk within 30 days of the date of this approval.

TOWN OF ESSEX PLANNING COMMISSION

Dustin R. Bruso, Chair

Joshua Knox, Vice-Chair

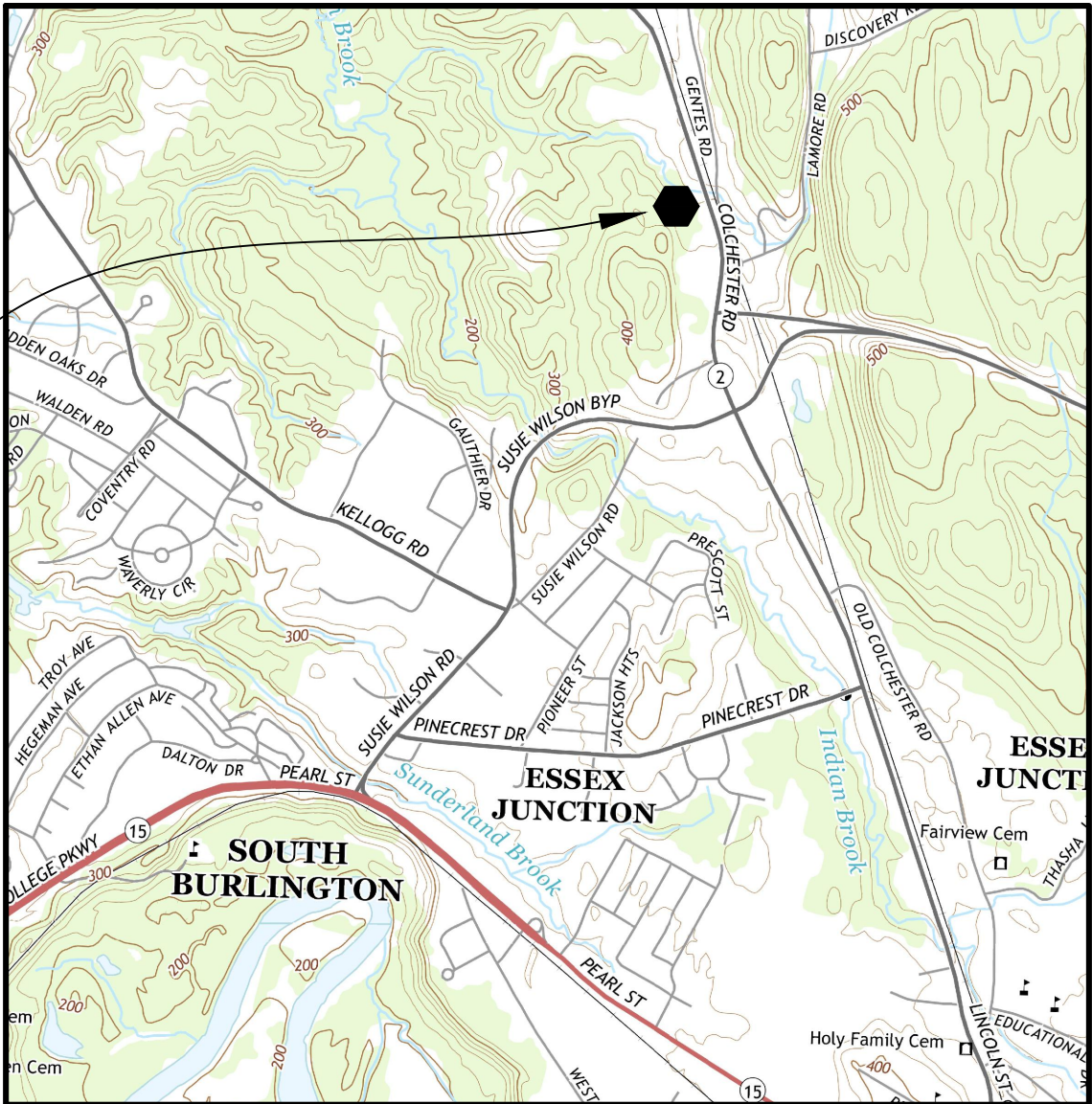
John Mangan, Clerk

David P. Raphael

Tom Furland

Johnathan Schumacher

Ned Daly



SITE

LEGEND

- SET STEEL PIPE (3/4 INCH INSIDE DIAMETER)
- ⊙ FOUND STEEL BAR
- FOUND STEEL PIPE
- FOUND CONCRETE BOUND
- △ UNMONUMENTED POINT
- — — — — PROPERTY LINE
- o — o — o — ORNATE METAL FENCE
- ○ — ○ — ○ — CYCLONE FENCE
- x — x — x — REMNANTS OF WIRE FENCE THAT MEANDER ALONG PROPERTY LINE

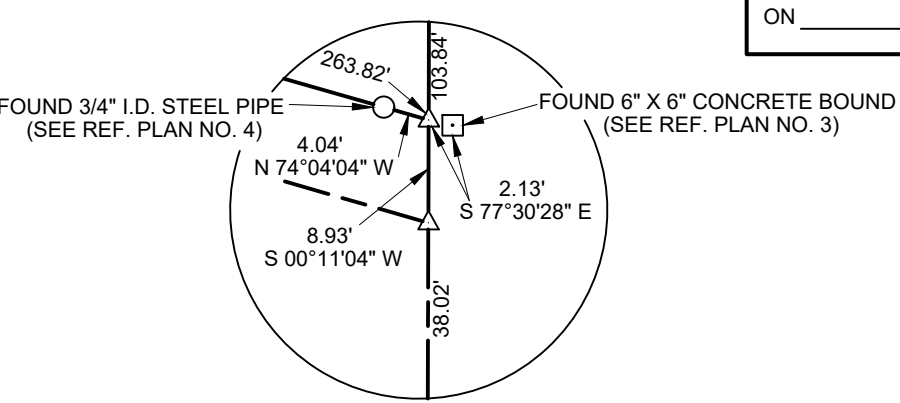
APPROVAL OF THIS BOUNDARY ADJUSTMENT DOES NOT CONSTITUTE CREATION OF A SEPARATE PARCEL OF LAND. IT SIMPLY ADJUSTS THE PHYSICAL LOCATION OF THE BOUNDARY OF THE ADJOINING PARCELS. ANY FUTURE SUBDIVISION AND/OR DEVELOPMENT OF THESE PARCELS MUST BE APPROVED BY THE PLANNING COMMISSION PER THE TOWN OF ESSEX ZONING AND SUBDIVISION REGULATIONS.

THIS BOUNDARY ADJUSTMENT HAS BEEN APPROVED

BY: _____

ON _____, 2022

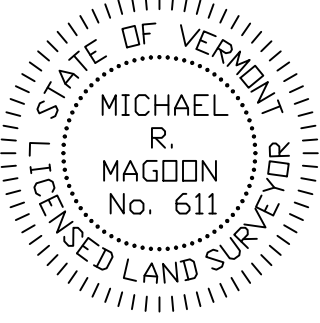
BOUNDARY DETAIL



THIS SURVEY WAS BASED ON RECORD RESEARCH OF PERTINENT DEEDS, OTHER OFFICIAL RECORDS, AND EVIDENCE RECOVERED ON AND NEAR THE PROPERTY. THIS PLAT COMPLIES WITH 27 V.S.A. 1403.

DATED THIS ____ DAY OF _____, 2022

MICHAEL R. MAGOON VT. L.S. #611



DATE: 12/1/22	REVISION: ADDED LCT ADDRESS IN TITLE	BY: MRM
LAKE CHAMPLAIN TRANSPORTATION COMPANY 1 KING STREET - FERRY DOCK BURLINGTON, VERMONT 05401		
BOUNDARY ADJUSTMENT PLAT SHOWING ADJUSTMENT OF PROPERTY LINE BETWEEN LANDS OF LAKE CHAMPLAIN TRANSPORTATION COMPANY AND LANDS OF MAX H. PELLERIN 234 & 250 COLCHESTER ROAD ESSEX, VERMONT		
Survey: MLD/BF/MRM	Design: ---	Scale: 1" = 100'
Drawn: SOL/RAW	Checked: RFH	Job: 18-205
Date: 10/28/21		File: Drawing
Donald L. Hamlin Consulting Engineers, Inc. 136 Pearl Street Essex Junction, Vermont		1 of 1

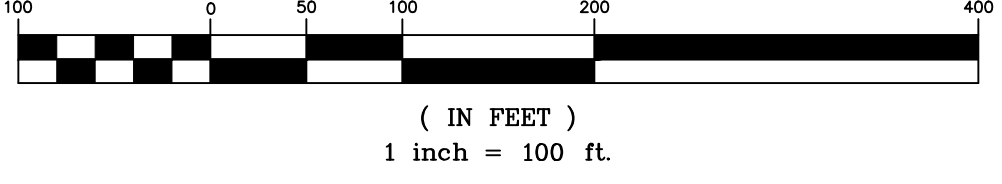
SURVEY NOTES

1. THE SUBJECT PROPERTIES WERE CONVEYED TO RAY'S MOTOR SALES, INC. BY WARRANTY DEEDS OF EDWARD J. ALLEN RECORDED IN VOLUME 60, PAGES 10 AND 120 AND BY WARRANTY DEED OF THE TOWN OF ESSEX RECORDED IN VOLUME 69, PAGE 373. THE CONVEYANCE IN VOLUME 60, PAGE 10 INCLUDES ALL AND THE SAME LANDS CONVEYED TO SAID EDWARD ALLEN AND WIFE BY ARTHUR & ALICE LAMBERT IN THEIR WARRANTY DEED RECORDED IN VOLUME 43, PAGE 294 WHICH INCLUDES TWO SEPARATE PARCELS
 2. THE SUBJECT PROPERTIES ARE LOCATED WITHIN THE INDUSTRIAL (I1) ZONING DISTRICT. FOR PURPOSE, PERMITTED USES, CONDITIONAL USES, DISTRICT DIMENSIONAL REQUIREMENTS, AND PUD REQUIREMENTS SEE ARTICLE II, TABLE 2.10 OF THE TOWN OF ESSEX OUTSIDE THE VILLAGE OF ESSEX JUNCTION OFFICIAL ZONING REGULATIONS AS AMENDED AND EFFECTIVE ON FEBRUARY 28, 2017
 3. THE BASIS OF BEARINGS IS REFERENCED TO VERMONT STATE PLANE GRID NAD 1983 CONUS UTILIZING A GPS RTK RECEIVER AND IMPLEMENTING THE VTRANS CORS (VECTOR) REFERENCE STATION NETWORK
- RAY'S MOTOR SALES, INC. AND RAY'S DEVELOPMENT, INC. WERE MERGED INTO RAY'S MOBILE HOMES, INC.. SEE CERTIFICATE OF MERGER DATED SEPTEMBER 4, 1974
- THE NAME RAY'S MOBILE HOMES, INC. WAS AMENDED TO LAKE REALTY, INC.. SEE ARTICLES OF AMENDMENT DATED JUNE 2, 1978
- LAKE REALTY, INC. WAS MERGED INTO LAKE CHAMPLAIN TRANSPORTATION COMPANY ON DECEMBER 30, 1986 AND LAKE CHAMPLAIN TRANSPORTATION COMPANY WAS THE SURVIVING CORPORATION. SEE CERTIFICATE OF CHANGE OF NAME EXECUTED OCTOBER 24, 2003

REFERENCED PLANS

1. "PLAT OF SURVEY JAMES & FAYE ESDEN PROP. OLD COLCHESTER RD. ESSEX, VT. 8.8 AC.±" PREPARED BY WARREN A. ROBSTENIEN, L.S. DATED JANUARY 1989 AND FILED IN MAP SLIDE NO. 248 OF THE ESSEX LAND RECORDS
2. "MAP OF BOUNDARY SURVEY ROLAND & CLAIRETTE BERARD ESSEX JCT., VERMONT" PREPARED BY JAMES G. HARVELL DATED JANUARY 7, 1985, REVISED MARCH 21, 1985, AND FILED IN MAP SLIDE NO. 150 OF THE ESSEX LAND RECORDS
3. "STATE OF VERMONT DEPARTMENT OF HIGHWAYS ESSEX JCT. - COLCHESTER ROAD U.S. PUBLIC WORKS SECONDARY HIGHWAY PROJECT NRS 165(1935) SKETCH MAP SHOWING ELIMINATION OF OVER PASS & GRADE CROSSING BY RELOCATION OF HIGHWAY IN TOWN OF ESSEX" SHEETS 5 & 6 OF 39
4. LANDS OF OTTO PADE & RAY'S MOTOR SALES, INC. 224 & 234 OLD COLCHESTER ROAD ESSEX, VERMONT BOUNDARY LINE ADJUSTMENT" PREPARED BY O'LEARY-BURKE CIVIL ASSOCIATES, PLC DATED FEBRUARY 06, 2006 AND FILED IN MAP SLIDE NOS 426 & 428 OF THE ESSEX LAND RECORDS
5. "TOWN OF ESSEX PROPOSED DUMP SITE PLAN" PREPARED BY DONALD L. HAMLIN CONSULTING ENGINEERS, INC. DATED DECEMBER 19, 1966 SHEET 3 OF 5 AND RECORDED IN VOLUME 73, PAGE 476, OF THE ESSEX LAND RECORDS
6. "258, 260, & 264 COLCHESTER ROAD ESSEX JUNCTION, VERMONT 05452 PROPOSED BOUNDARY ADJUSTMENT PLAN" PREPARED BY DONALD L. HAMLIN CONSULTING ENGINEERS, INC. DATED SEPTEMBER 24, 2015, REVISED THROUGH MAY 10, 2017, AND FILED IN MAP SLIDE NO. 503 OF THE ESSEX LAND RECORDS
7. "BOUNDARY PLAT OF THE LANDS OF AUTO PLACEMENT VERMONT ASSOCIATES LLC ROUTE 2A ESSEX, VERMONT" PREPARED BY DONALD L. HAMLIN CONSULTING ENGINEERS, INC. DATED APRIL 12, 1999 AND FILED IN MAP SLIDE NO. 348 OF THE ESSEX LAND RECORDS
8. "BOUNDARY PLAT SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN LAND OF KENNETH G. MATHIEU AND LANDS OF RAY'S MOTOR SALES, INC. 264 COLCHESTER ROAD - VERMONT ROUTE 2A ESSEX, VERMONT" PREPARED BY DONALD L. HAMLIN CONSULTING ENGINEERS, INC. DATED DECEMBER 29, 1997 AND FILED IN MAP SLIDE NO. 344 OF THE ESSEX LAND RECORDS
9. "LANDS OF FRANK R. SIMMS AND BRIAN F. BERTELSEN 246 COLCHESTER ROAD ESSEX, VERMONT. PROPERTY PLAT" PREPARED BY LAMOUREUX & STONE DATED OCTOBER 1, 1990
10. "BOUNDARY PLAT SHOWING LANDS OF LAKE CHAMPLAIN TRANSPORTATION COMPANY; 234 COLCHESTER ROAD, ESSEX, VERMONT "PREPARED BY DONALD L. HAMLIN CONSULTING ENGINEERS, INC., DATED NOVEMBER 19, 2018 AND FILED IN MAP SLIDE N. 516B OF THE ESSEX LAND RECORDS.

GRAPHIC SCALE



TOWN OF ESSEX
PLANNING COMMISSION
DRAFT MINUTES
FEBRUARY 10, 2022

Note: This meeting was in-person and virtual on Teams.

PLANNING COMMISSION (PC) PRESENT:

IN PERSON: Dustin Brusco; PC Chair; and Ned Daly.

VIRTUAL: Josh Knox, Vice-Chair; John Mangan, Clerk; David Raphael; Jonathan Schumacher; and Tom Furland.

OTHERS PRESENT:

IN PERSON: Sharon Kelley, Zoning Administrator; Darren Schibler, Planner; Pam Schriener; Scott Lee; Bryan Currier; and Richard Jenny.

VIRTUAL: David Burke; and Scott Lee.

Chairman Brusco called the meeting to order at 6:33 p.m. and called out the Commissioners who were in attendance virtually and in person. Instructions on how to operate Zoom were provided to the audience.

AGENDA ITEM 1: PUBLIC COMMENTS: None.

AGENDA ITEM 2: FINAL PLAN-PUBLIC HEARING: Richard Jenny: Proposal to create a 3-lot residential subdivision on a 33-acre vacant parcel located at 44 Brigham Hill Lane in the Conservation (C1) Zone. Tax Map 17, Parcel 3.

Darren Schibler, Planner, pulled up the plan on the overhead, noting the approximate 33-acre lot is being proposed to split into three 10-acre lots, each with a single-family house. He described the location of the parcel under review and described the surrounding area. He pointed out that most of the issues were resolved at sketch review except for the following two issues:

1. The curb cut is required to be constructed pursuant to the Public Works Specifications and as approved by Public Works; and
2. Staff is requesting a State wetlands sign-off which can be dealt with administratively. He noted that a delineation is not required.

David Burke, of O'Leary-Burke Civil Associates made the following comments:

- Lots 2 and 3 will share a mound septic system; Lot 1 will have its own mound system;
- There are 5 plan sheets and a plat. Sheet 1 and the plat will be corrected as Lot 3 was shown as 13.2 acres and the correct number is 12.78 acres as the southwest corner of Lot 3 and lost 1/3 of an acre. He stated that the PC normally conditions this change;
- Conditions 1-9 are fine, however he continues to disagree with the wetlands request and also with the access permit. He agrees with a condition that Public Works will handle the access permit administratively;
- He noted that there are no wetlands on the parcel and no hydraulic soils on Lots 1, 2 or 3 as he has done 20 test pits on the site;

- He pointed out that Public Works does not have purview on wetlands and it belongs at the PC table;
- He repeated that all these points were made at Sketch review, which the PC approved and stated that there was no need to talk further about wetlands.

Schibler called out small corrections that he made to the Staff Report since it was distributed to the PC.

Commissioner Furland asked what concerns Public Works had with the wetlands. Schibler stated that wetlands exist across the street which may be impacted by the construction of new driveway. Furland asked for confirmation that wetlands were not on the applicant's property. Schibler confirmed.

Chairman Bruso noted that the request is to request confirmation from the State on the wetland concerns that Public Works has expressed.

Burke stated that the wetlands discussion was a requirement at sketch level, and "big discussions" took place at that time. It was his contention that confirmation is not needed. If it was now required, this could mean that they would not get an answer until September and there is no reason for Mr. Jenny to wait on something that was already settled.

Schibler repeated that the condition would only require a confirmation from State Wetlands Division.

Vice-Chair Knox Moved and Commissioner Daly Seconded a motion to open the Public Hearing. The Motion passed 7-0.

There was no public comment.

Commissioner Daly Moved and Commissioner Schumacher Seconded a motion to close the Public Hearing. The Motion passed 7-0.

Commissioner Raphael Moved and Commissioner Schumacher Seconded a motion to approve the Staff Report for 44 Brigham Hill Lane subject to the Findings and Conditions of a Staff Report dated 2/10/2022, including the following changes:

Lines 141: Delete "of" with, "where the existing ground slope is" and after "20% or less" delete the remaining sentence:

Line 147: Before "mapped" Add "is";

Line 220: After "by" add "underground service lines to existing";

Line 259: Add, "The Planning Commission noted that the applicant reported a minor change to acreage on Plan Sheet 1 and the Plat.

The Motion passed 7-0.

AGENDA ITEM 3: CONCEPTUAL DISCUSSION: Scott A. Lee & Pamela P. Schirner: Request to proceed with a 2-lot PUD application for property located at 247 River Road in the Industrial (I1) & Agricultural Residential (AR) Zones. Tax Map 33, Parcel 17.

Sharon Kelley informed the PC that an inquiry was made for a 2-Lot PUD on an approximate 17-acre lot that was previously developed with 2 homes on the parcel. She noted that the current Zoning Regulations allow for 2-lot PUDs, however given that PUDs have been a challenge of late, staff determined that the applicant should bring forth a conceptual application so that the PC could make a determination if they are willing to entertain such an application. Kelley noted that access to both homes come off a private drive (Kimo Drive) and they share a driveway. Kelley noted that the applicant's parcel boundary falls short of Kimo Drive and therefore its only frontage is on River Road, which has 275 feet. She stated that the parcel is a non-conforming lot as the parcel and has split zones, Agricultural-Residential (AR) and Industrial (I1). Kelley noted that a PUD would lessen the acreage of the nonconformity and create one conforming lot.

Kelley reported that both she and the town planner met with the landowner on site to determine if a trail easement could be obtained on the westerly side that would connect River Road up to the applicant's boundary, with the hopes of a future connection to Al Senecal's lands at Saxon Hill. Kelley noted that much of the area was passible until you came near the top as the terrain and creek made it more difficult. She reported that this would be a trail for a skilled hiker, however staff did not agree that this would not be a workable area for a path. Kelley noted that they discussed a trail along the property line that runs up Kimo Drive and the applicant's felt this would be too close to their homes.

Commissioner Furland stated that he would be interested in a trail on the west side even if the terrain gets steep.

The landowner, Scott Lee, stated that a walk could be arranged for the PC as he believed this would be more beneficial than looking at a map.

Bryan Currier, P.E., of O'Leary-Burke Civil Associates spoke on this application and made the following points:

- The I1 portion of the lot points south and the AR portion points north;
- Two houses exists on the parcel with one of the homes being non-conforming due to it being located in the I1 zone.
- He stated that a PUD requires 200' of frontage and the applicant has 275 feet.
- No waivers or flexibility was being requested;
- Lot 1 is proposed as a 3-acre lot; would be situated in the AR zone; and would become a conforming lot;
- Lot 2 is proposed to be an 11-acre lot and retains approximately 3-acres in the front of the parcel in the AR zone. This acreage is being retained for future development in the event Kimo Drive becomes a public road.
- A 3-acre lot is shown on the plan as an open space lot.

Scott Lee stated that his house was built in 1975 and in that time-frame zoning was not the same as it is today. Currier stated the lot was originally conforming, but since zoning changes it became non-conforming.

Chairman Bruso asked what would happen with Lot 1 in the future when Kimo became a public road. Kelley reported that a PUD amendment would be required unless the Regulations changed the options. She reminded the Commission that they are going to review and possibly change the current requirement which allows for PUDs to start at 2-lots.

Commissioner Furland asked if no houses existed how would they propose a PUD. Kelley stated that the houses would still need to be clustered. Kelley noted the lot was 17-acres, with a shared driveway and it was her opinion that the existing houses are clustered. Currier stated it would probably be the same number of units, however one lot would be residential and one lot would be commercial due to the zoning districts.

Commissioner Furland felt the PC needed to approve the request for a 2-Lot PUD and suggested that a PC Finding would need to state that lot was originally a conforming lot due to zoning district changes in years ago.

Commissioner Daly stated that the request seems reasonable. He noted that Lot 2 does have the stream and wetlands. Scott Lee reported that the terrain dictated where the houses are situated.

Commissioner Raphael doesn't have conceptual issues however, struggles with 2-lot PUDs. He is worried about accessory dwelling units being converted into homes. Currier replied that accessory dwellings are required to meet a certain size.

Commissioner Mangan agreed with Commissioner Furland's statements.

Commissioner Schumacher doesn't like anything about a 2-lot PUD but agreed that this lot started out as a family lot and the zoning district changed. He would like to see a trail proposed.

Vice-Chair Knox agreed with Commissioner Furland and stated you have to recognize the facts on the ground.

Darren Schibler, Planner, stated that he was not sure of putting a trail in as the state is clear that new trails cannot be put in a wetland area, noting that there was a similar discussion with the Kolvoord subdivision. He echoed Commissioner Raphael's fears about two houses on a lot but Commissioner Furland's suggestion lessens the precedent to some extent. He noted that Kimo Drive exists and there are plans for it to become a full public road in the future, which could allow for more development.

Chairman Bruso noted that the PC appears agreeable to consider a PUD application as the request meets the existing regulation requirements.

Schibler noted that the PC would need to provide a waiver as Lot 2 does not have its own frontage on a public road.

Chairman Bruso noted the lots have a shared driveway on Kimo Drive. Bruso stated that there needs to be a trail easement to go from point A to point X, even if it does not yet connect to another trail.

Chairman Bruso asked the PC if they wanted a formal application to go forward. The PC agreed however, Commissioner Raphael was still struggling.

Currier stated that the state allows for a primitive path to go next to a wetland.

AGENDA ITEM 4: MINUTES 1/27/2022:

Commissioner Raphael MOVED and Commissioner Schumacher SECONDED a MOTION to approve the 1/13/2022 minutes with the grammatical changes as reported. The MOTION passed 6-0.

ITEM 5: OTHER BUSINESS:

Chairman Bruso proposed to change the documentation process when updated Regulations or Plans so that they are done electronically, which is more flexible and agile. The PC agreed. **Chairman Bruso Moved and Commissioner Furland Seconded a Motion to instruct staff to work towards electric schematic for its master copies. The Motion passed 7-0.**

Sharon Kelley reported that the landowner, the Reynolds family and the tenant, Kevin Collins, (who owns Inside Out Upholstery) have been fitting up the former Powell's place structure, which the tenant has been using as an accessory storage use to his business on the premises. Kelley noted that Collin's request would be put forth to the PC at the upcoming regulation workshop, however the requests consisted of the following:

1. To allow for a caretaker apartment in the Center Zoning District; and
2. A reduction of size to the floor area for a single-family unit to be 250 square feet.

Chairman Bruso stated that any additional talk of residential in this area, being so close to the corner, is an issue.

Schibler noted that the PC should have received the worklist that was provided to them and asked if they wanted to discuss now or at the workshop meeting. The PC determined the discussion should take place at the workshop meeting. Chairman Bruso asked the PC to come prepared with each Commissioner listing its priorities. Bruso suggested this might be a good time to get other committees involved. More discussion will occur at the next workshop meeting.

The meeting adjourned at 7:43 p.m.

PLANNING COMMISSION

By: _____
Dustin R. Bruso, Chair