

PLANNING & ZONING COMMISSION
October 28, 2013 Special Meeting Minutes

These minutes are not official until approved at a subsequent meeting.

Commission Members Present: Vincent Zimnoch, Alan Gannuscio, Jim Szepanski, and Peter Juszczynski

Commission Members Absent: Alexa Brengi, and Paul Harrington (Alternate)

Town Staff Present: Jennifer Rodriguez (Town Planner), and Dana Steele (Town Engineer)

I. Call to Order

Chairman Zimnoch called the special meeting to order at 7:01 pm.

II. Roll Call

Commission roll call was taken.

III. Executive Session

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 4-0) that the Planning & Zoning Commission enter into Executive Session with Jennifer Rodriguez (Town Planner), and Attorney Thomas Gerarde to discuss currently pending litigation.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 4-0) that the Planning & Zoning Commission come out of Executive Session and return to the special meeting at 8:55 pm.

Ms. Rodriguez, Town Planner, stated that commission members have before them a packet of information, including a memo dated October 28, 2013, submitted by her, and an attached text amendment. She briefly discussed this memo, stating that the main recommendation is a clarification to Section 402, the Permitted Use Table, in order to permit sexually oriented businesses in the Industrial-1 zone by site plan review by the Planning and Zoning Commission. Such uses are protected by the First Amendment. She went on to discuss which proposed sections need to be clarified or amended, and the procedure for amending such text.

Mr. Gannuscio noted, "This is the end product of a considerable amount of work on the part of town staff, with the realization that there was a need to expand some of our definitions and to clarify in particular our use table to show that this can be considered as part of the long existing provision that provided for amusement enterprises, so we are just clarifying this in our use table which was something all along that we as a commission and staff had thought. It makes it clearer and adds some additional supporting text that is needed to give us the text and definitions so that potential users are aware of what the town's requirements and regulations are from a zoning aspect when it comes to this use."

Chairman Zimnoch stated that this needed to be sent to CRCOG for review 30 days prior to a public hearing, so December 9, 2013 was the soonest this could be scheduled for a public hearing.

It was **MOVED** (Zimnoch) and **SECONDED** (Gannuscio) and **PASSED** (Unanimous, 4-0) that a public hearing be scheduled on this proposed regulation change for December 9, 2013.

IV. Vote on Effective Date of Industrial Signs Amendment Approved on 10/15/13

Mr. Gannuscio stated that as part of this month's business the commission approved the text for off-site signs for industrial uses for a one month duration up to twice a year, but an effective date was not added to the motion.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 4-0) that the Planning & Zoning Commission make the effective date for the off-site industrial signs regulation November 15, 2013.

V. Adjournment

It was **MOVED** (Zimnoch) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 4-0) that the Planning & Zoning Commission adjourn the October 28, 2013 special meeting at 9:03 pm.

Respectfully submitted,

*Debbie Seymour
Recording Secretary*