



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 24, 2018, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

MEMBERS PRESENT: Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Secretary Carol Strom, Regular Members Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis, and Alternates Keith Durao and Jon Moser

MEMBERS ABSENT: None

STAFF PRESENT: Lisa Houlihan, Town Planner and Barbra Galovich, Recording Clerk

I. CALL TO ORDER: Chairman Arlo Hoffman called the meeting to order at 7:05 pm.

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS): Ms. Mary Cardin, 32 Middle Road, asked the commission if a town application needs to be approved for financing before it comes to the Planning & Zoning Commission. Chairman Hoffman paraphrased her inquiry and stated the review comes to the commission as a State Statute 8-24 and the commission's role is determined if the proposal fits within the Plan of Conservation and Development (POCD).

III. NEW BUSINESS:

1. In accordance with a memo from the Board of Selectmen dated August 17, 2018, request to consider and act on resolution approving plans for development of recreation playscapes and fields on town-owned property on Middle Road, APN 053-016-0000, related improvements, work and acquisitions pursuant to Section 8-24 of the Connecticut General Statutes.

TIME: 7:06 pm

SEATED: Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Secretary Carol Strom, Regular Members Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis.

After discussion among the commission and due to the amount of public in the meeting room and the interior and exterior of the Annex entryway exceeding room capacity, Chairman Hoffman announced that the agenda items in reference to Middle Road, APN# 053-016-0000 could not proceed and had to be tabled.

BY CONSENSUS, THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON TABLED TO THE NEXT REGULAR MEETING ON OCTOBER 22, 2018, 7:00 P.M., ELLINGTON HIGH SCHOOL AUDITORIUM, 37 MAPLE STREET, ELLINGTON, CT A REQUEST TO CONSIDER AND ACT ON RESOLUTION APPROVING PLANS FOR DEVELOPMENT OF RECREATION PLAYSCAPES AND FIELDS ON TOWN-OWNED PROPERTY ON MIDDLE ROAD, APN 053-016-0000, RELATED IMPROVEMENTS, WORK AND ACQUISITIONS PURSUANT TO SECTION 8-24 OF THE CONNECTICUT GENERAL STATUTES.

III. PUBLIC HEARING(S):

1. Z201815 – Town of Ellington, owner/applicant, request for Special Permit and Site Plan Approval for proposed athletic fields and other recreational facilities including a hockey rink, playscape, dog park, walking trail, parking and associated improvements at Middle Road, Frog Hollow Road and Pinney Street, APN 053-016-0000, in a RAR (Rural Agricultural/Residential) Zone.

TIME: 7:06 pm

SEATED: Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Secretary Carol Strom, Regular Members Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis.

BY CONSENSUS, THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON TABLED THE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON OCTOBER 22, 2018, 7:00 P.M., ELLINGTON HIGH SCHOOL AUDITORIUM, 37 MAPLE STREET, ELLINGTON, CT FOR Z201815 – Town of Ellington, owner/applicant, request for Special Permit and Site Plan Approval for proposed athletic fields and other recreational facilities including a hockey rink, playscape, dog park, walking trail, parking and associated improvements at Middle Road, Frog Hollow Road and Pinney Street, APN 053-016-0000, in a RAR (Rural Agricultural/Residential) Zone.

2. S201802 – JoAnn Luginbuhl, owner/Nutmeg Construction, applicant, request for a nine lot subdivision for property at Ellsworth Lane and Brooks Crossing Ext. (Crestwood V), APN 118-003-0000, in a RAR (Rural Agricultural/Residential) Zone.

TIME: 7:11 PM

SEATED: Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Secretary Carol Strom, Regular Members Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis.

PLANS REVIEWED: Cover Sheet APN 118-003-0000 "Subdivision Plan" Prepared for Crestwood Estates "V", Ellsworth Lane and Brook Crossing Extension, Ellington, Connecticut; Owner: JoAnn C. Luginbuhl, 5 Benjamin Drive, Ellington, CT 06029; Applicant: Nutmeg Construction, 5 Benjamin Drive, Ellington, CT 06029; Engineers & Surveyors: Tarbell, Heintz & Assoc., Inc., 1227 Burnside Ave. – Suite 8A, East Hartford, Connecticut, 06108; Site map 1"=1,000'; Sheet Index; Sheet 1 of 5; Date: 8-21-18.
Boundary Plan; prepared for "Crestwood Estates "V", Ellsworth Lane & Brook Crossing Ext., Ellington, Connecticut; Prepared by: Tarbell, Heintz & Assoc., Inc., 1227 Burnside Ave. – Suite 8A, East Hartford, Connecticut, 06108; Sheet 2 of 5; Scale: 1"=40'; Date: 8-21-18.
Grading Plan; Topographical Plan prepared for "Crestwood Estates "V", Ellsworth Lane & Brook Crossing Ext., Ellington, Connecticut; Prepared by: Tarbell, Heintz & Assoc., Inc., 1227 Burnside Ave. – Suite 8A, East Hartford, Connecticut, 06108; Sheet 3 of 5; Scale: 1"=40'; Date: 8-21-18.
Plan & Profile "Crestwood Estates "V", Ellsworth Lane & Brook Crossing Ext., Ellington, Connecticut; Prepared by: Tarbell, Heintz & Assoc., Inc., 1227 Burnside Ave. – Suite 8A, East Hartford, Connecticut, 06108; Sheet 4 of 5; Date: 8-21-18.
Septic Design Data Charts; Subdivision Plan prepared for "Crestwood Estates "V", Ellsworth Lane & Brook Crossing Ext., Ellington, Connecticut; Prepared by: Tarbell, Heintz & Assoc., Inc., 1227 Burnside Ave. – Suite 8A, East Hartford, Connecticut, 06108; Sheet 5 of 5; Scale: N/A; Date: 7-31-18.
Notes & Details prepared for "Crestwood Estates "V", Ellsworth Lane & Brook Crossing Ext., Ellington, Connecticut; Prepared by: Tarbell, Heintz & Assoc., Inc., 1227 Burnside Ave. – Suite 8A, East Hartford, Connecticut, 06108; Sheet 5A of 5; Scale: N/A; Date: 8-21-18.

Russ Heintz of Tarbell, Heintz and Assoc., Inc., 1227 Burnside Ave. – Suite 8A, East Hartford, CT, was present to represent the application.

Mr. Heintz explained the proposed subdivision, Crestwood Estates V, would be a connection between Ellsworth Lane and Brooks Crossing Extension and the parcel is 14.6 acres. Mr. Heintz said the applicant received approval from North Central District Health Department to build a nine lot subdivision. The proposed parcels would have public water and a private septic system on each lot. Mr. Heintz summarized how they were able to create nine lots through current density regulation calculations and the transfer of development rights of two lots from other land owned by Scott Luginbuhl off of Brockway. He noted that Mr. John Ianni, Soil Scientist, submitted a letter stating there are no wetlands on the parcel. Ms. Houlihan explained that a letter from Mr. Ianni was not on file, Mr. Heintz stated he would submit a copy. Mr. Heintz outlined comments from the Town Engineer and stated that he's confident that plans can be revised to meet all comments from Mr. Steele. He reviewed a revision to the layout of the street and its impact to lot layout.

Ms. Houlihan, Town Planner, said the Planning Office received an email dated September 21, 2018 from Sebby Testa of Naek Construction pertaining to drainage concerns and road connections with Highfield Estates, an abutting subdivision. She noted that the Conservation Commission reviewed the proposed application and supports a fee-in-lieu-of open space versus an open space set-aside. Ms. Houlihan reviewed the conditions of approval prior to closing the public hearing. There were no comments from the public in reference to this application.

MOVED (HOGAN) SECONDED (STROM) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR S201802 – JoAnn Luginbuhl, owner/Nutmeg Construction, applicant, request for a nine lot subdivision for property at Ellsworth Lane

and Brooks Crossing Ext. (Crestwood V), APN 118-003-0000, in a RAR (Rural Agricultural/Residential) Zone.

MOVED (SANDBERG) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO GRANT CONDITIONAL APPROVAL W/CONDITIONS FOR S201802 – JoAnn Luginbuhl, owner/Nutmeg Construction, applicant, request for a nine lot subdivision for property at Ellsworth Lane and Brooks Crossing Ext. (Crestwood V), APN 118-003-0000, in a RAR (Rural Agricultural/Residential) Zone with the following conditions:

1. Subject to approval of the Town Engineer and correspondence dated September 21, 2018.
2. Street trees shall be shown on the individual site plan submitted for Zoning Permit approval.
3. Installation of sidewalks is required at the time of individual site development and prior to Certificate of Zoning Compliance.
4. Pursuant to Section 4.05 – Street Extensions, right-of-ways shall be deeded to the town, and where turn-arounds are required the land outside of the right-of-way shall be deeded to the town for access and shall be reverted to the abutter when the right-of-way is extended.
5. Subject to fee-in-lieu-of open space in accordance with Section 4.18 of the Subdivision Regulations.
6. Prior to commencement of construction activities, the developer shall attend a pre-construction meeting and commencement shall not occur until authorization to proceed from staff is present.
7. Unless otherwise approved by staff, roads shall not be paved after November 1st or prior to March 15th annually.
8. Compliance to Section 4.11 – Drainage and Detention Design is required prior to acceptance of improvements.
9. Installation of public improvements is subject to inspection by staff from the Department of Public Works.
10. The developer is responsible for reimbursing the town for snowplowing services upon receipt of invoice and prior to acceptance of public improvements.
11. All required deeds, easements, and other legal documents shall require Town Attorney approval prior to filing and are subject to payment of fees in accordance with the Town's Land Use Fee Ordinance.
12. Applicant must address concerns addressed in email dated September 21, 2018 from Naek Construction, as applicable.

Item# 3 (S201803 for re-subdivision) and Item# 4 (Z201816 Special Permit for rear lot and light manufacturing uses and Site Plan Approval for construction of building and site improvements) were heard together.

3. S201803 – John Luginbuhl, owner/S&S Wall Systems, applicant, request for re-subdivision for 1 additional lot for 44 Lower Butcher Road, APN 018-017-0000, in an I (Industrial) Zone.

Chairman Arlo Hoffman recused himself from applications S201803 and Z201816, Vice Chairman Hogan served as Acting Chairman.

TIME: 7:25 pm

SEATED: Vice Chairman Bill Hogan, Secretary Carol Strom, Regular Members Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis and Alternate Jon Moser.

PLANS REVIEWED: A.P.N. 018-017-0000 & 0001; Boundary Plan – Re Subdivision Plan prepared for S & S Wall Systems, 44 Lower Butcher Road, Ellington, Connecticut, Prepared by: Tarbell, Heintz & Assoc., Inc., Civil Engineers – Land Surveyors, 1227 Burnside Ave. Suite 8A, East Hartford, CT (860) 528-1810. Date: 6-4-18; Scale: 1"=40'; Sheet No. 1 of 4.

Site Plan – Erosion Control Plan Notes & Details prepared for S & S Wall Systems, 44 Lower Butcher Road, Ellington, Connecticut, Prepared by: Tarbell, Heintz & Assoc., Inc., Civil Engineers – Land Surveyors, 1227 Burnside Ave. Suite 8A, East Hartford, CT (860) 528-1810. Date: 8-14-18; Scale: 1"=40'; Sheet No. 2 of 4.

A.P.N. 018-017-0000 & 0001; Landscape & Lighting Plan prepared for S & S Wall Systems, 44 Lower Butcher Road, Ellington, Connecticut, Prepared by: Tarbell, Heintz & Assoc., Inc., Civil Engineers – Land Surveyors, 1227 Burnside Ave. Suite 8A, East Hartford, CT (860) 528-1810. Date: 8-21-18; Scale: 1"=40'; Sheet No. 3 of 4.

Notes & Details prepared for S & S Wall Systems, 44 Lower Butcher Road, Ellington, Connecticut, Prepared by: Tarbell, Heintz & Assoc., Inc., Civil Engineers – Land Surveyors, 1227 Burnside Ave. Suite 8A, East Hartford, CT (860) 528-1810. Date: 8-14-18; Scale: 1"=40'; Sheet No. 4 of 4.

Mr. Russell Heintz of Tarbell, Heintz and Assoc., Inc., 1227 Burnside Ave. – Suite 8A, East Hartford, CT, Steven Hamilton and Stephen Giroux of S & S Wall Systems, LLC, 10 Nutmeg Drive, Ellington, CT and John Luginbuhl, 42 Lower Butcher Road, Ellington, CT were present to represent the application.

Mr. Heintz explained the applicants are looking to obtain a one lot resubdivision and a Special Permit for a rear lot in order to allow the construction of an industrial building. He stated that Mr. John Luginbuhl had an agreement with the owners of property on Courtney Drive for an access drive to the rear of Mr. Luginbuhl's property. The access on Courtney Drive cannot be utilized. Mr. Heintz reviewed the size, configuration, and location of the proposed building and stated the ZBA approved a variance for a portion of the building proposed in the front yard setback.

Vice Chairman Hogan inquired about parking concerns on the site. The applicant may need more parking according to the zoning regulations. It is hard to calculate how many spaces will be required since they are calculated according to the businesses within the building. Commissioner Francis is concerned with having another driveway cut on Lower Butcher Road. The Commission and applicants discussed other possible options for access to the rear lot and the applicant will need to address those concerns. Vice Chairman Hogan said the easement from Courtney Drive was not conveyed and needs more investigation pertaining to access.

Mr. Heintz addressed the comments from the Town Engineer expressing concerns about the drainage on the property. The Fire Marshal's concern is about maintaining a 20' wide access strip between the building and the parking. Mr. Heintz stated the runoff will be piped around the site to a detention basin proposed on the east side. He provided lighting, landscaping and dumpster specifications. Minimal new plantings are proposed as they will obstruct delivery of bulky building materials for S&S. The existing arborvitaes along the driveway will not be disturbed and will be maintained.

Ms. Houlihan stated the twenty parking space on the plan is inadequate to accommodate the proposed size of building and uses. The proposed new parcel lines create zoning compliance issues with two existing sheds and they need to be removed or relocated.

Mr. Hamilton stated that he was told in order to obtain a rear lot, the driveway access could only be obtained from Lower Butcher Road.

There was no one from the public that wanted to speak in favor or against this application. Vice Chairman Hogan stated since there are multiple significant outstanding items the applications are not ready for decision and need to be continued to Monday, October 22, 2018.

MOVED (KELLY) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON OCTOBER 22, 2018, 7:00 P.M., ELLINGTON HIGH SCHOOL AUDITORIUM, 37 MAPLE STREET, ELLINGTON, CT FOR S201803 – John Luginbuhl, owner/S&S Wall Systems, applicant, request for re-subdivision for 1 additional lot for 44 Lower Butcher Road, APN 018-017-0000, in an I (Industrial) Zone.

4. Z201816 - John Luginbuhl, owner/S&S Wall Systems LLC, applicant, request for a Special Permit for a rear lot and light manufacturing and assembly, warehouse and storage, packaging and distribution of goods, wholesale and Site Plan Approval to construct an industrial building, access drive, parking, stormwater management facilities, and associated improvements on property at 44 Lower Butcher Road, APN 018-017-0000, in an I (Industrial) Zone.

TIME: 7:25 pm

SEATED: Vice Chairman Bill Hogan, Secretary Carol Strom, Regular Members Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and F. Michael Francis and Alternate Jon Moser.

PLANS REVIEWED: A.P.N. 018-017-0000 & 0001; Boundary Plan – Re Subdivision Plan prepared for S & S Wall Systems, 44 Lower Butcher Road, Ellington, Connecticut, Prepared by: Tarbell, Heintz & Assoc., Inc., Civil Engineers – Land Surveyors, 1227 Burnside Ave. Suite 8A, East Hartford, CT (860) 528-1810. Date: 6-4-18; Scale: 1"=40'; Sheet No. 1 of 4.

Site Plan – Erosion Control Plan Notes & Details prepared for S & S Wall Systems, 44 Lower Butcher Road, Ellington, Connecticut, Prepared by: Tarbell, Heintz & Assoc., Inc., Civil Engineers – Land

Surveyors, 1227 Burnside Ave. Suite 8A, East Hartford, CT (860) 528-1810. Date: 8-14-18; Scale: 1"=40'; Sheet No. 2 of 4.

A.P.N. 018-017-0000 & 0001; Landscape & Lighting Plan prepared for S & S Wall Systems, 44 Lower Butcher Road, Ellington, Connecticut, Prepared by: Tarbell, Heintz & Assoc., Inc., Civil Engineers – Land Surveyors, 1227 Burnside Ave. Suite 8A, East Hartford, CT (860) 528-1810. Date: 8-21-18; Scale: 1"=40'; Sheet No. 3 of 4.

Notes & Details prepared for S & S Wall Systems, 44 Lower Butcher Road, Ellington, Connecticut, Prepared by: Tarbell, Heintz & Assoc., Inc., Civil Engineers – Land Surveyors, 1227 Burnside Ave. Suite 8A, East Hartford, CT (860) 528-1810. Date: 8-14-18; Scale: 1"=40'; Sheet No. 4 of 4.

MOVED (KELLY) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON OCTOBER 22, 2018, 7:00 P.M., HIGH SCHOOL AUDITORIUM, 37 MAPLE STREET, ELLINGTON, CT FOR Z201816 - John Luginbuhl, owner/S&S Wall Systems LLC, applicant, request for a Special Permit for a rear lot and light manufacturing and assembly, warehouse and storage, packaging and distribution of goods, wholesale and Site Plan Approval to construct an industrial building, access drive, parking, stormwater management facilities, and associated improvements on property at 44 Lower Butcher Road, APN 018-017-0000, in an I (Industrial) Zone.

IV. OLD BUSINESS:

1. Pursuant to a letter from William L. Mandell, owner of 194 Windsorville Road, APN 009-067-0000, request to review condition #11 for Z201631 a Special Permit and Site Plan Modification for Dunkin Donuts Drive-thru in a C (Commercial) Zone.

Mr. William Mandell, Tango Properties, LLC, 71 Hurlbert Street, Glastonbury, CT was present to discuss condition# 11 of approved Special Permit dated February 27, 2017. Mr. Mandell stated the businesses located at 194 Windsorville Road have be in operation since August 2017. There has been no issues with the queuing of vehicles from the drive-thru out to the street. He stated that most of the traffic comes through the round-about and does not cut through the parking lot. Mr. Mandell mentioned that Joe Balskus, President of the National Association of Traffic Engineers, featured Ellington's round-about on the cover of their magazine. He explained the abutting neighbors are happy with the results of the renovations to the property and frequent to business. Vice Chairman Hogan requested Mr. Mandell to check the plantings along the retaining wall to see if they are in compliance with last year's approval.

BY CONSENSUS, THE PLANNING & ZONING COMMISSION RELEASED CONDITION OF APPROVAL #11 (DATED FEBRUARY 27, 2017) FOR Z201631 SPECIAL PERMIT AND SITE PLAN MODIFICATION FOR DUNKIN DONUTS DRIVE-THRU IN A C (COMMERCIAL) ZONE, WILLIAM L. MANDELL, OWNER, 194 WINDSORVILLE ROAD, APN 009-067-0000.

V. NEW BUSINESS CONTINUED:

1. Z201817 – Wilhelm Frederich, owner/ Brian Frederich, applicant, pursuant to Section 7.1 of the Ellington Zoning Regulations request for a Special Permit for an accessory apartment at 1 Willi Lane, APN 181-047-0000, in a RAR (Rural Agricultural/Residential) Zone.

MOVED (KELLY) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO ADD TO THE AGENDA, RECEIVE AND SCHEDULE A PUBLIC HEARING FOR THE NEXT REGULAR MEETING ON OCTOBER 22, 2018, 7:00 P.M., ELLINGTON HIGH SCHOOL AUDITORIUM, 37 MAPLE STREET, ELLINGTON, CT FOR Z201817 – Wilhelm Frederich, owner/ Brian Frederich, applicant, pursuant to Section 7.1 of the Ellington Zoning Regulations request for a Special Permit for an accessory apartment at 1 Willi Lane, APN 181-047-0000, in a RAR (Rural Agricultural/Residential) Zone.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the July 23, 2018 Regular Meeting Minutes and August 2, 2018 Special Meeting Minutes.

MOVED (KELLY) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO APPROVE THE JULY 23, 2018 REGULAR MEETING MINUTES WITH THE FOLLOWING REVISION: Page 4 of 5, 6th paragraph, 3rd line, change to read “Mr. Weitz stated Department of Public Works will be responsible for maintenance of the field.”

MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO APPROVE THE AUGUST 2, 2018 SPECIAL MEETING MINUTES AS WRITTEN.

2. Status of comprehensive review and updates to the 2008 Plan of Conservation and Development.

Commissioner Kelly said the POCD Update Committee reviewed Conservation and Natural Resources, and The Work of and The Practice of Economic Development. The committee also reviewed Agricultural, Open Space, Historic Preservation, and Housing Needs Assessment. At the next meeting on October 4, 2018, the committee will finish its review of housing and review school aged children by housing type.

3. Correspondence/Discussion:
 - a. Pursuant to a memo from the Town Planner dated September 18, 2018, discussion regarding reconfiguration of parcel lines of land subject to permanent farmland preservation easement and Section 7.9-Rear Lot Requirements.

Ms. Houlihan recalled the recent application from Oakridge Dairy for farmland preservation for approximately 500 acres of land in Ellington. She explained that all land appears to meet the criteria of the Farmland Preservation Program (FPP); and, therefore, the Department of Agriculture (DOA) is in the process of preparing

configuration plans (Agreements). Because there's a large amount of land proposed for preservation, she anticipates that 4 or more Agreements will be proposed and that they will close over multiple years if all approvals are granted. Program standards for each Agreement need a minimum percentage of qualifying farmland soils, maximum percentage of impervious surface, and separate means of access. She explained that varying conditions associated with 500 acres makes it complex to establish the bounds of land for each Agreement. The DOA has advised that one Agreement may be accessed by only a 25' strip and asked for local review to determine any implications. Ms. Houlihan analyzed local regulations and consulted with the Town Attorney. She explained that an Agreement not meeting lot width requirements is considered a rear lot and subject to Section 7.9 - Rear Lot Requirements. She explained that it's counterintuitive to require parcels restricted by FPP Agreement and excluded from future division for additional building lots to seek Special Permit approval. The Commission concurred and supported an application to amend Section 7.9 to exempt land subject to FPP Agreements from Special Permit requirements.

- b. Oakridge Times, Dated August 17, 2018.
- c. Flyer announcing MFG Day at Dymotek on October 5, 2018.

VII. ADJOURNMENT:

**MOVED (FRANCIS) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO
ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT 8:33
PM.**

Respectfully submitted,

Barbra Galovich, Recording Clerk