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PLANNING COMMISSION
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ACTIONS TAKEN
DECEMBER 1, 2021

The web-based meeting hosted on Zoom was called to order by Chairman Arnold Finaldi at 7:30 PM.

Present were Robert Chiocchio, Arnold Finaldi, Helen Hoffstaetter, Perry Salvagne, Joel Urice, and Alternate Kevin Haas. Also present was Deputy Planning Director Jennifer Emminger.

Absent was Alternate Gary Renz.

Mr. Salvagne then said he found a typo in the November 17, 2021 minutes, had notified the secretary, and she said she would issue corrected copies. Chairman Finaldi explained further that there were two extra words at the end of the sentences. Mr. Chiocchio made a motion to accept the November 17, 2021 minutes as corrected. Mr. Salvagne seconded the motion and it was passed unanimously with five ayes by voice vote (from Mr. Chiocchio, Mrs. Hoffstaetter, Mr. Salvagne, Mr. Urice, and Chairman Finaldi).

Chairman Finaldi noted that the next regular meeting is in January, but there is a special meeting scheduled for December 15, 2021.

PUBLIC HEARING:

TDRAP, LLC – Application for Special Exception/Revised Site Plan Approval for Self Storage ("Modern Self Storage") in the IL-40 Zone - 12 Great Pasture Road (L16010) – SE #782.

Chairman Finaldi said this public hearing has been re-scheduled to the January 5, 2021 meeting. He added that a letter had been received from the applicant's agent PE Mike Mazzucco requesting the hearing be rescheduled to allow the property owner to deal with some zoning compliance issues that were just discovered.

At 7:38 PM, Chairman Finaldi excused him and left the meeting as he is recusing himself from the matter that is listed under Old Business. Vice-Chairman Urice took over as

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Chairman and asked Mr. Haas to be seated for Chairman Finaldi for the Old Business on tonight's agenda.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

Nejame Plaza LLC – Application for Special Exception/Revised Site Plan Approval to permit Storage of Concrete Aggregates or Manufacture of Concrete & Concrete Products, Storage of Bituminous Product, Storage or Sale of Building Materials, & Storage of Construction Equipment (Nejame Pool Industrial Site) in the IG-80 Zone - 44 Payne Road (N12004) - SE #776.

Mrs. Hoffstaetter made a motion to approve this application per the draft resolution as presented. Mr. Salvagne seconded the motion and it was passed unanimously with five ayes (from Mr. Chiocchio, Mrs. Hoffstaetter, Mr. Salvagne, Mr. Haas, and Vice Chairman Urice).

At 8:06 PM, Chairman Finaldi returned to the meeting and took over as Chairman again.

REFERRAL:

8-3a Referral - Petition of SC Ridge Owner LLC to Amend the Master Plan for The Summit, Approved June 23, 2020 and Amended May 11, 2021 (Amendment #2) *Public hearing scheduled for January 11, 2022.*

Chairman Finaldi said this matter will be discussed at the special meeting scheduled for December 15, 2021.

Chairman Finaldi noted that listed under Correspondence was the 2022 meeting schedule. He said listed under For Reference Only were three Floodplain permits and two public hearings scheduled for the January meetings. He asked if there was anything to discuss under Other Matters and there was nothing. .

At 8:12 PM, Mr. Urice made a motion to adjourn. Mrs. Hoffstaetter seconded the motion and it was passed unanimously by voice vote with five ayes

Respectfully submitted,

JoAnne V. Read
Planning Assistant