

East Hartford Planning & Zoning Commission
Hybrid-Teleconference Meeting
March 13, 2024

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** and was held via Microsoft “Teams” at Community Cultural Center 50 Chapman PL Auditorium, East Hartford CT – March 13, 2024.

1. CALL TO ORDER

Chair Ryan called the meeting to order at 7:02 PM.

Present:

John Ryan, Chair
Peter Marra
Henry Pawlowski
Stephen Roczynski
Sidney Soderholm
Wesaneit Tsegai
Antonio Matta
Jase Roman Olavarria, Alternate

Also Present

Carlene Shaw, Town Planner
Steve Hnatuk, Deputy Director of Planning Development

Chair Ryan read the following:

Will the meeting of the Planning and Zoning Commission on Wednesday March 13, 2024 please come to order. This evenings meeting will be a hybrid teleconference meeting hosted in person and on Microsoft Teams virtual meeting.

During this meeting our procedures will be as follows:

1. When you first enter the meeting you will be in a virtual meeting room until the host admits you.
2. Please be aware your camera, if you have one, and your microphone may be muted by the meeting host when you join the meeting. You can turn on your camera at any time to be seen by others when and if you choose to.
3. In order to run an efficient and orderly hybrid meeting, unless stated otherwise by the meeting chairman during the meeting, the meeting host may keep everyone other than the commission members muted. You will still be able to hear everything said by the commission members even if you’re muted and/or your camera is not on
4. There will be an opportunity for public comment during the public hearings at which time public participants will be unmuted. During the public hearing the applicant will be invited to present the application explaining to the commission and others present what is being requested. Staff and/or applicants will share all application documents on the

screen as needed. Additionally, all applications and supporting materials for each application on the agenda have been made available through web links on the agenda.

5. Comments from town staff will be discussed as applicable to the applications. There will be comments from the commissioners and the town staff will direct us to any additional items pertinent to the application.
6. After all commissioner questions are exhausted, all who wish to speak in support or opposition of the application will be asked to come forward, state their name and address for the record, and make a statement. **You may raise your hand in person or virtually to request to speak when addressed by the chairman. If you are in the room and would like to speak, please use the microphone on the podium and write your name and address on the sign in sheet. All speakers should not repeat information and positions already provided. All speakers must be recognized by the Chair before speaking and all concerns, considerations and questions from the public should be presented through the chair.**
7. The applicant will then have an opportunity to address any questions or concerns raised by the public or commissioners.
8. Once the public hearing is closed, the applicant is free to leave or remain for the balance of the public hearings and the regular meeting during which the commission will try to reach a decision on each application. Each applicant will be notified in writing as to the decision of this commission.
9. Decisions of this meeting are available the day after the meeting by calling the Development Department or by emailing planning@easthartfordct.gov after 9 AM
10. All actions taken on applications by the commission will be taken by roll call. All commissioners and staff will identify themselves for the record before speaking. Seated this evening are the following members, please identify yourselves:

Henry Pawlowski, Wesaneit Tsegai, Steve Roczynski, Sid Soderholm, Peter Marra, Antonio Matta

Alternates Present: Jase Ramon Olavarria

Staff Present:

- Carlene Shaw Town Planner
- Steve Hnatuk Deputy Development Director
- Sana Hart, Clerk

This meeting will be recorded on the Microsoft Teams platform. The secretary will now read the legal notice.

PUBLIC HEARING

The legal notice read into minutes by Sidney Soderholm, Commissioner.

LEGAL NOTICE

The following legal notice was published in the Journal Inquirer on February 28th and March 2nd, 2024.

The Town of East Hartford Planning and Zoning Commission will hold a hybrid teleconference public hearing at the East Hartford Community Cultural Center Auditorium located at 50 Chapman Place East Hartford and on a Microsoft Teams virtual meeting on Wednesday, March 13, 2024 at 7:00 P.M. for the following applications:

2. PUBLIC HEARING APPLICATIONS

A. ZONE CHANGE APPLICATION AND REGULATION AMENDMENT

APPLICATION FOR PLANNED DEVELOPMENT DISTRICT MASTER PLAN: Under Section 9.5, 9.6, and 5.7; Application for Zone Change and Regulation Amendment to establish the PDD-2 Master Plan and Zoning District located at 81 and 87 Main Street.

Applicant: Sergei Gerasimov

Assessor's Map/Lot: 29/66, 29/67

Application Documents: 81-87 Main Street Text Amendment Application Documents
81-87 Main Street Zone Change Application Documents

Sergei Gerasimov introduced himself to the audience. Owns the following properties in town, 112, 114, 116 and 118 Main Street and Main & Maple Liquors. Also own 1268 Main Street and recently bought 81 & 87 Main Street. Since last meeting has hired a traffic engineer, Jim Bubaris traffic engineer is online for questions; traffic study has been submitted to staff.

Explained the plans and how they are scaled down. There are 48 parking spaces, 8 designated for visitors, 40 spaces per zoning regulations. Entrance and exit on both Main and Porter were changed per request of the commission. To be clear we are not approving any multi-family only a zone change.

Jack Guilmartin, Surveyor. The following changes were made since last meeting. Visitor parking added. Took two (2) units off north end, added greens and parking. Fire/emergency entrance and exit opened up to residents. Flow of traffic in & out, not all 40 plus cars will be leaving and returning at the same time or retuning at the same time. What you see now is what will be carried through the whole project. Didn't have a traffic study as the project didn't merit it; did hire a traffic engineer and report was submitted. Study shows no impact to traffic on Main Street.

Com. Soderholm comments that it is very good use for this property. Traffic turning left onto Main concerns me. Traffic study table D shows an average during peak hours of 19 second delay getting on to Main Street. Jim Bubaris – yes a 19 second wait to exit site onto Main Street.

Com. Soderholm also likes the exit of the fire truck has been made into a second exit.

The applicant provided petition with a list of 69 names in support of this application. They are customers and town residents of his at Maple & Main Liquors.

Com. Roman Olavarria regarding financial feasibility; any affordable housing?

East Hartford is over the % of affordable housing.

Chair asks are there anyone who would like to speak in favor of this application? Anyone wishing to speak in favor of this application? Anyone wishing to speak in favor of this application?

Calvin Ebinger of 97 Evans Ave is in favor however he strongly prefers the entrance and exit be primarily on Porter Street.

Com. Marra likes the offset entrances and exits; will there be any speed bumps to slow traffic? Jack Guilmartin answers that no other projects have them but if it's something that the commission wants then they'll do.

Chair Ryan- be concise on this when it is the site plan; this is just a zone change.

Anyone else wishing to speak?

Hearing none.

Anyone wishing to speak against this application?

Stewart Sylvia of 92 Main Street, leaving my property at end of the day traffic is backed up. Main Street exit and entrance ramp is dangerous.

Chair Ryan – this is more appropriate at the site plan application and not at the zone change application.

Deborah Gingras of 45 Porter Street, I live directly across the exit and entrance. This is mostly a residential neighborhood, this changes the entire milieu of our neighborhood. I am against this application.

Paul Benoit of 96 Main Street The entire location is surrounded by private homes. Deal with this traffic every day. Better uses for this property, medical building or single family homes.

Vote no.

Anyone wishing to speak against this application?

Carlene Shaw reads an email statement for **Grzegorz Kubrak of 40 Porter Street**.

Do not support this for reasons listed.

1. Too large
2. Entire are single homes
3. No precedent nor any comparable houses
4. noise
5. eyesore
6. months of new construction after having to deal with all the RT 2 construction

Gail Saunders lives close by no address stated-

This project painted as elder people will move in. Is it designated as adult only, or will there be children and animals?

Dan LaRue Porterbrook no address stated. Safety is an issue, no sidewalks, people walking on Porter, walking their dogs all the time.

Against this

Chair asks- Anyone wishing to speak against this application?

Hearing none

Steve Hnatuk read staff report and remarks that the town is very supportive of this application.

Planning Staff Review: The Town of East Hartford Development Staff support the proposed PDD#2 development. The proposed project parcels are district eligible due to proximity of Business zones directly across the street and serve as a transitional use to commercially designated areas. The proposed development supports infill development on one of the Town's commercial corridors and supports development in proximity to public transit services as the subject properties are located along CT Transit Bus Routes 91 and 95, with multiple bus stops in close proximity (Figures 3 and 4).

Planned Development District Approval Process: The Planned Development District may only be established by approval of two applications submitted and processed at the same time: 1. A Master Plan by way of a Text Amendment Application providing the information described in

Section 5.7.F in sufficient detail for the Commission to understand and establish the overall parameters of the proposed development. The Text Amendment Application shall be processed in accordance with Section 9.5 of these Regulations where the exact wording of the change applied for shall refer to the Master Plan documents as may be approved by the Commission pursuant to this Section 5.7 of the regulations; 2. A Zoning Map Amendment Application, processed in accordance with Section 9.6 of these Regulations, locating the proposed Planned Development District on the official Zoning Map. Once a Planned Development District is established, actual development may only occur with site plan approval as provided in Section 9.3 of the Zoning Regulations where the purpose of such site plan approval is to determine if the proposed development is consistent with the approved Master Plan and to document the proposed improvements. Approval Considerations: In consideration of an application made for Planned Development District, the Commission shall act in its legislative capacity and in doing so, may exercise legislative discretion by approving, approving with amendments, or denying an application to amend the official Zoning Map and text to apply the terms of this special district.

B. SPECIAL PERMIT APPLICATION: 500 Main Street – Under Section 3.2, 9.3, and 9.4; Application for a Special Permit for a cannabis retailer use in an existing building and associated site improvements.

Applicant: Andrew Simonow

Assessor's Map/Lot: 11/32

Application Documents: 500 Main Street Application Documents

Andrew Simonow summarized the application. Proposing an adult Cannabis Retail Store and why they chose this site.

1. 51 parking spaces
2. Adaptive reuse of vacant building
3. 3% tax off revenue of facility back to the town

Facility will look like a pharmacy; dispensing regulated by the state DCP.

Chair Ryan- any possibility of a drive-thru? A. Simonow states didn't want to come in bullish with this application and make this a complicated application; with 51 spots doesn't see the needs or a good idea at this point not proposing that.

Com. Soderholm- is there a vault, operated other facilities in other areas. A. Simonow- no vault, similar to a walk-in cooler with antilock mechanism

Com. Soderholm-inventory is packaged are there carbon filters, is it that necessary for odor control? A. Simonow originally everyone puts them in but not necessary there isn't any odor.

Com. Marra comments his concerns, allowed one on the Glastonbury line, one growing facility, and warehouse facility; that's three and you will be the fourth; where does it stop.

Chair- East Hartford will have two (2) dispensaries, one growing facility and one delivery service.

A. Simonow –reaching the natural point of selection; only 80 licenses allowed by the state. I think we are reaching a natural point of selection.

Com. Pawlowski likes the 3% revenue to the town.

Com. Roman Olavarria – great application, rather have them spend money in East Hartford than other towns.

Chair Ryan – the lot is centrally located any landscaping?

A. Simonow yes town staff has landscaping requirements. We are restricted by what the landlord will allow. We were able to put some grass in the front. Some trees but it would eliminate 11 parking spaces for us.

Chair Ryan –how many staff? Thirty (30) total, 15 per shift; leaving 36 spaces for customers. 18-20 spots needed per customer per hour. In a busy hour between 50-70 customers.

Com. Pawlowski-wondering about the deliveries, small box trucks, anticipating any larger trucks? A. Simonow-no large trucks there will be small vans. I did identify a loading area. Two drivers, one stay with the van.

Com. Tsegai-looking over the plan do we have an area for pick up? A. Simonow-no not yet has to be approved by the state.

Com. Pawlowski- Police Chief has not responded as yet? They are aware that there is a deadline. Carlene Shaw states that commission should table this- to discuss

1. Landscaping

2. Official memo from the Chief of Police

Com. Pawlowski - Remind them that we have a deadline.

Com. Roman Olavarria-handicap parking doesn't look that's it an optimal for entrance to the building. Making sure that it is accessible to the front entrance.

Carlene Shaw- applicant has analysis for parking demands; we would only require 15; we should look into what is most applicable for this use, we would require 3 shade trees on Northern and Southern property line, need more shade trees added. Important that the application be revised.

Com. Soderholm -If there is 15 per shift should we revise our regulations?

S. Hnatuk our other applicants only have only 9 employees why you have so many employees.

A. Simonow- I can't answer to why other applicants have less, they will need more.

Com. Marra-don't see designated parking for employees. Yes, we could definitely have signs for employee parking.

Com. Roczynski-are you the license holder who will be operating this facility? A. Simonow I am the partner of the license holder, I am a developer. That is my skill set, and am a partner.

Com. Tsegai-build on something you said earlier, in terms of having identified employee parking, this could be a security issue, so we would need the Chief's approval on this.

Chair are there any more questions?

Com. Matta-asks to zoom back to traffic flow slide; not sure I understand. On North side you can enter and exit, south end is exit only. Also agree in regards to handicap parking not close to the entrance door, too remote and not ideal.

Com. Pawlowski-comments on exit only on south end. Yes, there is signage and an island to prevent them from turning.

Com. Soderholm – fully on board waiting for review from the Chief, table until next month. Believe he will approve it.

A. Simonow states that the portal does say the Chief has reviewed and approved.

Carlene Shaw checked the portal and states yes he did approve but we would like to address the landscaping. A. Simonow- would have approved or make the needed changes to the landscaping. Can we make this a condition for approval? We can work on a draft.

S. Hnatuk have no objections, comfortable with approving with this condition.

Chair Ryan asks - Anyone wishing to speak in favor of this application? Anyone wishing to speak in favor of this application? Anyone wishing to speak in favor of this application?

Hearing none.

Anyone wishing to speak against this application? Anyone wishing to speak against this application? Anyone wishing to speak against this application?
Hearing none. Any final words?
Carlene Shaw we are working on a motion for approval.
Chair entertains a motion for moving into regular session.
Com. Pawlowski motions to move into regular session; seconded by Com. Roczynski. All in favor. Motion approved.

REGULAR MEETING

Chair Ryan needs to make an adjustment to the agenda to include Elections for the Commission. We actually have a full commission here tonight, so I feel comfortable that we can do that and leave it up to where in the agenda up to who makes the motion.
Com. Soderholm motions to add a section after Old Business under called Miscellaneous for elections to elect officers of the commission. Com. Roczynski seconds. All in favor. Motion approved.
Chair Ryan states that we have two new commissioners. Antonio Matta is a full time commissioner and Jase Roman Olavarria is an alternate. They join us tonight; welcome.

3. NEW BUSINESS:

A. ZONE CHANGE APPLICATION AND REGULATION AMENDMENT

APPLICATION FOR PLANNED DEVELOPMENT DISTRICT MASTER PLAN: Under Section 9.5, 9.6, and 5.7; Application for Zone Change and Regulation Amendment to establish the PDD-2 Master Plan and Zoning District located at 81 and 87 Main Street.

Applicant: Sergei Gerasimov

Assessor's Map/Lot: 29/66, 29/67

Application Documents: 81-87 Main Street Text Amendment Application Documents
81-87 Main Street Zone Change Application Documents

Motion to approve by Com. Soderholm:

With the following Findings and Conditions:

ZONE CHANGE APPLICATION AND REGULATION AMENDMENT APPLICATION FOR PDD MASTER PLAN: Under Section 9.5, 9.6, and 5.7; Application for Zone Change and Regulation Amendment to establish the PDD-2 Master Plan and Zoning District located at 81 and 87 Main Street.

Applicant: Sergei Gerasimov

Assessor's Map/Lot: 29/66, 29/67

Findings:

1. The Master Plan is found to be in harmony with the purpose and intent of the Planned Development District Standards and the Town's Zoning Regulations.
2. The Master Plan is suitable for the location and is in accordance with the Town's Plan of Conservation and Development.

General Conditions:

1. The Plans shall be revised to incorporate the Certificate of Approval and the expiration date.
2. The Master Plan shall be filed in the Office of the Town Clerk before the effective date.

Conditions which must be met prior to the filing of a Site Plan Application:

1. The applicant shall furnish evidence to the Development Department that the Master Plan Mylar map has been recorded in in the Office of the Town Clerk.
2. A single, PDF copy and single full-size paper copy of the final approved plans shall be filed in the Development Office.

This approval shall become effective April 2nd 2024, and upon filing of the master plan zone change and regulation amendment in the office of the East Hartford Town Clerk.

Approved Plans:

1. “Proposed Planned Development District 81 & 87 Main Street East Hartford, CT”, prepared by JL Surveying, dated October 24, 2023.
2. “Site Traffic Assessment Proposed Residential Development 81,87 Main Street East Hartford, Connecticut”, prepared by Bubaris Traffic Associates, dated November 10th, 2023.
3. “Storm Sewer, Sanitary, & Water Services for Brumax LLC 81 Main Street East Hartford, Connecticut”, prepared by JL Surveying, dated October 14th, 2023.
4. “Zoning Map Amendment Plan for Brumax LLC 81 & 87 Main Street East Hartford, Connecticut”, prepared by JL Surveying, dated October 24th, 2023.

Motion seconded by Com. Matta.

Discussion: Com. Soderholm appreciates the comments of the public; we have to consider what our regulations are and what’s best for the town. Appreciate the construction that’s been for over a year.

Com. Roczynski if we approve can we ask for a push to have sidewalks?

S. Hnatuk – you are acting as a legislative body, you have the discretion. If you want make an amendment that they provide sidewalks you can, it’s up to.

Com. Pawlowski- safety issue, sidewalks are protective. I would think it would be smarter and safer put sidewalks on the other side.

Com. Roczynski -It was brought up by the residents during the public hearing.

Com. Marra likes the fact that this gentleman states what you see is what will be built. East Hartford needs affordable housing, you will building what the market bears.

Chair- so we are changing the motion to add sidewalks?

Com. Roczynski- I am ok with leaving it up to them to take our input, if they can find it feasible to do but if it’s cost prohibitive I understand. I would greatly appreciate it if they could include them.

Com. Tsegai- would like to address the concerns of the public, adding speed bumps.

Com. Roczynski- rebuttal if we could have them add sidewalks. Have to change the motion.

Com. Soderholm states that you would have to motion to make the change.

Com. Roczynski changes his motion to have them reach put out Public Works to see if it’s feasible to add sidewalks.

Com. Pawlowski seconds the changed motion.

All in favor. Motion approved.

B. SPECIAL PERMIT APPLICATION: 500 Main Street – Under Section 3.2, 9.3, and 9.4; Application for a Special Permit for a cannabis retailer use in an existing building and associated site improvements.

Applicant: Andrew Simonow

Assessor’s Map/Lot: 11/32

Application Documents: 500 Main Street Application Documents

Com. Soderholm motion to approve with language provided.

**SPECIAL PERMIT APPLICATION: 500 Main Street – Under Section 3.2, 9.3, and 9.4;
Application for a Special Permit for a cannabis retailer use in an existing building and
associated site improvements.**

Applicant: Andrew Simonow Assessor's Map/Lot: 11/32

Findings:

1. The proposed development has satisfied the Special Permit Criteria in Section 9.4.E.
2. The proposed development as submitted and modified by this approval is found to be in harmony with the purpose and intent of these Regulations and the Town's Plan of Conservation and Development.

This approval is made subject to the following conditions:

Conditions which must be met prior to the endorsement and filing of final plans:

1. The Final Plans shall be revised to:
 - a. To incorporate the final Certificate of Approval.
 - b. To incorporate a revised landscape plan acceptable to the Town Planner including trees located on the north and south property lines and as feasible on the west border.

Conditions which must be met prior to the Issuance of a Certificate of Zoning Compliance:

1. The conditional approval shall not be considered fully executed until a copy of the State issued license has been provided to the Town Planner. Such approval must be filed with the Town within six months of the issuance of the Special Permit.
 - a. The Town Planner may issue not more than two six-month extensions to this requirement provided the applicant can demonstrate that an application has been filed with the Department of Consumer Protection and the expected decision date will fall within the timeframe of the extension.
 - b. The Planning and Zoning Commission may allow an additional extension of time to the State license filing requirement when the applicant can demonstrate a good faith effort to obtain a State license and the expected decision date will fall within the timeframe of the decision.

General Conditions:

1. Hours of operation shall be limited to between 8:00 AM and 9:00 PM, Monday through Saturday, and between 10:00 AM and 6:00 PM, Sunday.

Com. Roczynski seconds the motion. All in favor. Motion approved.

4. OLD BUSINESS:

A. SPECIAL PERMIT APPLICATION: 351 Burnham Street – Under Section 3.2, 9.3, and 9.4;
Special permit and site plan application for a cannabis transporter use and construction of a 5,000 square foot building addition.

Applicant: Justin Frytz

Assessor's Map/Lot: 50/227

Application Documents: 351 Burnham Street Application Documents

Carlen Shaw- this is the application that was tabled last month due to drainage, phasing and exact licensing. Town Engineer reviewed revised plans, there are a few conditions stated his memo.

There are a few phases, there are three phases. Justin Frytz explains the phases.

1. Transport operations. Same day service. Site to site only.
2. Building out existing facility.
3. The addition of 5000sqft which includes vault space.

Chair entertains a motion.

Com. Tsegai makes motion to approve: with the following Findings and Conditions:

SPECIAL PERMIT APPLICATION: 351 Burnham Street – Under Sections 3.2, 9.3, and 9.4; Application for special permit for a cannabis transporter use and construction of a 5,000 square foot building addition. Applicant: Justin Frytz Assessor's Map/Lot: 50/227

Findings:

1. The proposed development has satisfied the Special Permit Criteria in Section 9.4.E.
2. The proposed development as submitted and modified by this approval is found to be in harmony with the purpose and intent of these Regulations and the Town's Plan of Conservation and Development.

This approval is made subject to the following conditions:

Conditions which must be met prior to the endorsement and filing of final plans:

1. The Final Plans shall be revised to:
 - a. To incorporate the final Certificate of Approval.
 - b. Comply with Zoning Regulations Section 7.10 – 'Stormwater Management' including the requirements listed in the Town Engineering Staff's memo.
 - c. Comply with Zoning Regulations Section 7.12 – 'Accessibility for People and Bicycles'.

Conditions which must be met prior to the commencement of the operation of a cannabis transporter (project Phase 1):

1. The applicant shall install the approved lighting, landscaping, dumpster enclosure, the exterior parking lot camera and shall stripe the parking lot.

Conditions which must be met prior to the commencement of the operation of a cannabis product packager (project Phase 2):

1. The applicant shall install a bicycle rack and the remaining approved security cameras and equipment.
2. The applicant shall receive approval by the Town of East Hartford Fire Marshal's Office.

Conditions which must be met prior to issuance of a Final Certificate of Zoning Compliance for Project Phase 3 including construction of the addition, remaining site improvements and use of the property as both a cannabis product packager and transporter:

1. The applicant shall receive approval by the Town of East Hartford Fire Marshal's Office for the proposed addition.
2. The applicant shall install all remaining site improvements included on the Final Approved Site Plan.
3. The applicant shall submit a final A-2 grade as-built survey depicting all installed site improvements including structures, parking lots, pins and drainage with spot elevations. Performance bonding may be allowed by the Town for outstanding site improvements should a Certificate of Zoning Compliance be requested prior to site completion.

General Conditions:

1. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, the permit may be modified, suspended, or revoked.
2. Any approval granted shall be approved with the condition that the applicant continuously maintains the appropriate licensure issued by the State of Connecticut.

Approved Plans:

1. “The White Oak Bridge Security Plan”, submitted by Justin Frytz, dated January 18th, 2024
 2. “XO Outdoor Lighting Sling Series Slender Wallpack”, submitted by Justin Frytz, submitted January 18th, 2024
 3. “Beacon Vanish Edge-Lit Canopy”, submitted by Justin Frytz, submitted January 18th, 2024.
 4. “Photometric Calculation 351 Burnham Street”, prepared by Cliff Gilbert, dated January 18th, 2024.
 5. “Business Description: The White Oak Bridge”, submitted by Justin Frytz, submitted January 18th, 2024.
 6. “351 Burnham Street Floorplan and Elevations”, prepared by CAH Architecture and Design, LLC., dated December 22nd, 2023.
 7. “Site Development Plan Prepared for Justin Frytz Depicting Proposed Improvements 351 Burnham Street”, prepared by Mark A. Reynolds, dated November 28th, 2023.
 8. “Stormwater Drainage Report, Proposed Addition, 351 Burnham Street”, prepared by Reynolds Engineering Services, LLC., dated March 1st, 2024.
- Motion seconded by Com. Soderholm. All in favor. Motion approved.

5. MISCELLANEOUS:**A. Elections of Officers**

Chair Ryan hands control to Vice Chair Pawlowski he will handle nominations for Chair.

Vice Chair entertains a nomination for Chair.

Com. Roczynski nominates John Ryan for Chairman for the Planning and Zoning Commission. Motion seconded by Com. Soderholm.

Any comments or discussion or any other candidates?

Com. Roczynski states that John Ryan has done a great job as Chairman for a great many years.

John Ryan accepts the nomination.

Motion on the floor to elect John as Chairman. I call in question please say aye. Opposed? Motion carries unanimously.

As Chair I will entertain a nomination for Vice Chair.

Com. Roczynski nominated Hank Pawlowski as Vice Chairman of the Planning and Zoning Commission. Com. Soderholm seconds the nomination. Com. Pawlowski accepts.

Chair Ryan- Hank has done a wonderful job as Vice Chairman. Com. Pawlowski thank you everyone. Will hear a vote please say aye. Opposed? All in favor. Motion approved.

Position of Secretary – realistically reads the legal notice of the public hearing. Com. Roczynski nominates Sid Soderholm for Secretary. He has done a great job since our other secretary has left. Motion seconded by Com. Tsegai. Com. Soderholm accepts.

Will hear a vote please say aye. Opposed? All in favor. Motion approved.

Nominations for CROAG representative; one representative and one alternate.

Com. Soderholm nominates Com. Pawlowski for CROAG representative. Motion seconded by Com. Roczynski. All in favor. Motion approved.

Nominations for Alternate CROAG representative. Com. Soderholm nominates Steve Roczynski as alternate representative. Seconded by Com. Pawlowski. All in favor. Motion approved.

6. APPROVAL OF MINUTES

A. Planning and Zoning Commission Meeting Minutes – February 14, 2024.

Motion to approve minutes of February 14th, 2024 made by Com. Soderholm and seconded by Com. Roczynski. All in favor. Motion approved.

S. Hnatuk – one item- gauge the commissioner’s feelings to hold future meeting for POCD on other dates.

Com. Roczynski asks can we have Susan attend. S. Hnatuk – she lives in New York; would be tough.

Chair Ryan says we need better sound. S. Hnatuk –we can meet in s conference room where the sound is better. Suggest the 4th Wednesday of the month.

C. Shaw speaks on training opportunities, these are not mandatory and are online.

ADJOURNMENT

Chair Ryan entertains a motion to adjourn.

Motion by Com. Roczynski to adjourn meeting, seconded by Com. Soderholm. All in favor. Meeting adjourned at 9:17 PM.

Next meeting is April 10th, 2024 at 7:00 pm

Location Community Cultural Center Auditorium

Respectfully submitted,

Sana Hart, Clerk