

**TOWN OF ELSMERE
PLANNING COMMISSION
MEETING MINUTES
June 4, 2024
6:30 P.M.**

CALL TO ORDER: Commissioner Anderson called the meeting to order at 6:30 PM.

PLEDGE OF ALLEGIANCE:

MOMENT OF SILENT PRAYER FOR THOSE WISHING TO DO SO:

ROLL CALL:

CHAIRMAN	VACANT	
COMMISSIONER	ROBERT ANDERSON	PRESENT
COMMISSIONER	DEAN DYER	PRESENT
COMMISSIONER	JOHN POCKETS	PRESENT
COMMISSIONER	JOHN HOLLOWAY	PRESENT
COMMISSIONER	VACANT	
COMMISSIONER	VACANT	

PUBLIC COMMENT: None

APPROVAL OF MINUTES

Approval of the minutes from the May 7, 2024, Planning Commission Meeting.

ACTION: Commissioner Holloway made a motion to approve the minutes from the October 3, 2023, Planning Commission Meeting with no corrections. Commissioner Pockets seconded the motion.

VOTE: All in favor, 3 Vacancies, Motion carried

Anderson – Yes, Pockets – Yes, Dyer – Yes, Holloway - Yes

OPENING STATEMENT:

Administrative Assistant for the Code Department Denise Lardani read the opening statement.

NEW BUSINESS:

1. Review Petition 23-09, Tax parcel number 1900-400-063

The applicant seeks to subdivide the existing 5.12+/- acre parcel, which is bisected by New Road. The subdivision would create two parcels, one on each side of New Road. The Planning Commission will review and make a recommendation to the Mayor and Town Council.

Dominick Paoli spoke on behalf of Paoli Services who is seeking to subdivide the gymnasium from the Church and the school. He is one of two partners. There are no proposed changes to the property, just trying to subdivide it. Currently there is a three-year contract with Odyssey Charter School for the gym portion.

There were multiple questions from the Commission members about the house that is located within the parcel. What the plans are for the future? If there are future changes to the house or property it will need to be reviewed at that time.

Mr. Paoli stated they did not want the house and plan to allow the nuns that are currently living there to stay as long as they like.

Acting Chairman Anderson asked does this change the Exempt Residential Classification

Town Manager Mr. Martin stated that he does not want to provide the incorrect answer and if approved the Town Solicitor will be involved with that question at a later time.

ACTION: Commissioner Dyer made a motion to make a recommendation to the Mayor and Town Council. Commissioner Holloway seconded the motion.

VOTE: All in favor, 3 Vacancies, Motion carried

Anderson – Yes, Pockets – Yes, Dyer – Yes, Holloway – Yes

2. Review Petition 24-07, Tax parcel number 1900-200-099

The applicant seeks to receive the initial approval to build a single-family dwelling prior to the purchase of the lot. The Planning Commission will review and make a recommendation.

Due to several residents complaining about the integrity of the neighborhood and the old style housing, the Applicant withdrew their petition. The residents did not believe the style house that was proposed fit into harmonious development.

ACTION: Commissioner Pockets made a motion to approve but due to the amount of complaints from the residents, the Applicant withdrew their petition. Commissioner Pockets rescinded his motion.

NO VOTE WAS TAKEN

3. Review Petition 24-08 , Tax Parcel Number 19-800-130

The applicant seeks to add 640 sq. feet of impervious coverage in the rear for parking. The Planning Commission will review and make a recommendation to the Board of Adjustment.

Denise Cuff, owner of 1234 Maple Avenue spoke on her own behalf and provided some additional pictures of her back walkway and the drainage in the rear. Her husband needs the driveway in the back yard to allow him to get to and from his chemo treatments and doctor's appointments in a safe and secure manner.

Councilwoman Mary Steppi, 3rd District promotes aging in place and has no issues with the petition being approved.

Councilwoman Sally Jensen, 2nd District approves the request as well.

ACTION: Commissioner Dyer made a motion to make a recommendation to the Board of Adjustment. Commissioner Holloway seconded the motion.

VOTE: All in favor, 3 Vacancies, Motion carried

Anderson – Yes, Pockets – Yes, Dyer – Yes, Holloway – Yes

OLD BUSINESS: None

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

ADJOURNMENT:

ACTION: Commissioner Dyer made a motion to adjourn the meeting. Commissioner Anderson seconded the motion.

VOTE: All in favor, 3 Vacancies, Motion carried

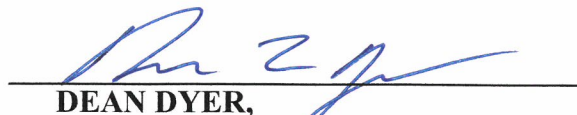
Anderson – Yes, Dyer – Yes, Pockets – Yes, Holloway- Yes

At this time, the meeting was adjourned.

Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.



**ROBERT ANDERSON,
ACTING CHAIRMAN**



**DEAN DYER,
ACTING SECRETARY**