MOTION TO APPROVE APPLICATION 047 MADE BY VICTORIA HAFNER SECONDED BY ERIC MAUPIN

Every time the clock is okay.

We, Edith, address that if would be office and then they were just not ready to release the name but
Commissioner Hafner asks the name of the business.

Approved.

Applications were made through the day of 8 a.m. to 6 p.m. This is the formal council. Several recommendations
offered, unanimous. The building at 750 Hospital Avenue does not meet the requirements. It is proposed.

We didn’t indicate that the property on the hill at the corner of Constitution Avenue and Washington

A. APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE

II. OLD BUSINESS

The applications for Zoning Compliance Commission in order at 7:05 p.m. with the Police of Agriculture and noting the first order of business to be
Commissioner Powers called the names of Regular Members of the Planning & Zoning

I. II. & III. CALL TO ORDER / PRELIMINARY CALL

State of Oregon, in and for the County of Clackamas, in and for the City of Sherwood, in and for the Planning & Zoning Board.

The following persons have been duly elected and qualified as Commissioners of the Planning & Zoning Board:

Sheridan, D. Hyll, Room 503, 1500 N.E. 11th Street, Salem, OR 97301

The regular meeting and Zoning Commission held a regular meeting on Tuesday, August 9, 2016.

The City of Sherwood Planning and Zoning Commission

2016 DEC 13 A 10:07

CITY OF SHELTON
TOWN CLERK

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The establishment of the applicaple scope with the commissions as to the signs governing questions.

Mr. Smith addressed the signs for the Big Y and a packet was provided to the commissions for sign.

Motion to approve application 6790 made by Elaine Meehan second by Virgilna Harper.

The commissions then discussed the printing and the business.

Mr. Smith noted that the were correct and that they are moving from this space to this one.

Motion to approve application 6880 made by Virginia Harper second by Elaine Meehan.
The Commission then discussed the connection between the first floor and the basement of the house.

Mr. Schuylle pointed out that if was on the first floor and noted the elevation of the house.

Commissioner HIrecker asked where the connection was at the main house.

The existing stairs needed to be replaced because it could not handle the load capacity of a second floor.

Some questions arose as to the plans submitted with the building permit. Mr. Schuylle explained that there were written plans that were submitted with the building permit.

In-law

Motion to approve application 0823 made by Elzie Whyte second by Fred White, motion carries.

Mr. Schuylle seconded the motion, seconded by Mr. White.

Commissioner Pippin then seconded if was within the set limitations.

Mr. Schuylle seconded that it was.

Commissioner Pippin asked if it was a fixed much.

Mr. Schuylle replied that it is a washboard basement and the sills go to the main dwelling. He then noted

Commissioner Hiller noted that there is only one door.

Mr. Schuylle advised the Commission that they are looking at a conversion of the basement area and

in-law

Motion to approve application 0831 made by Jim Thicke second by Elzie Whyte, motion carries.

Passed on a voice of the whole committee.

Mr. Schuylle informed the Commission that Mr. Thicke has received 3 letters from people in favor and

13.

Motion to approve application 0770 made by Jim Thicke, second by Elzie Whyte, motion carries.

14.

0836 - Shingle Drive, 47 Street Hill Rd.

Passed on a voice of the whole committee.
Motion to approve Application 16-1, made by Vidjana Herter, second by John, motion carries.

Motion to approve Application 16-1, made by Vidjana Herter, second by John, motion carries.
Motion to approve the draft motion for Application 16-18 as read by Richard Seattles made by Red

The motion is to approve the draft motion as read and the proposed motion.

The motion to approve the draft motion is to move the open space as proposed in Item 1, to approve the

The application has been received from the City of Seattle to acquire the property. The application has been approved.

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Mr. Schieltz moved the City to acquire the property. The City has approved the acquisition of the property.

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2. FEDERAL ROAD (APX 4.4 ACRES) 99-2 DISTRICT

2. Application #16-18 STEFFEN ZIBERGER FOR SUBDIVISION APPROVAL (2 LOTS)

Elaine Adams seconded by Richard Seattle motion carries.

Motion to approve the draft motion for Application 16-17 as read by Richard Seattle made by Red

The motion is to approve the draft motion as read and the proposed motion.

The motion to approve the draft motion is to move the open space as proposed in Item 1, to approve the

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The determination for your approval will be conveyed after completion of hearings when the commissioners have visited the premises.

In the meantime, the commission will hold a hearing for a minor modification to the original.

Mr. Smith asked for further information on the proposal. He mentioned that there are no objections to the proposed modification. However, he suggested that the property be further reviewed.

A motion to accept the application is made by Herman who seconded by Virginia.

Mr. Miller made a motion to accept the application as amended. The motion was seconded by Virginia. The application will be advertised at least once in the newspaper.

The applicants are advised that they are required to post the application on the property. The applicants are also advised that they are required to make a copy of the application and to post it at least once in a prominent location on the property.

The application is made by John. The motion to accept the application is made by Virginia who seconded by John.
VI. PUBLIC PORTION:

MOTION FOR APPROVAL OF APPLICATION No. 1-67 made by RVHM Hotelier second by Jimmy Tricker.

The applicants / proposers for the above application have met with the Commission and discussed the same. The Commissioners reviewed the plans and discussed the same. The motion to approve the above application was made by RVHM Hotelier second by Jimmy Tricker.

The Commissioners voted to approve the above application. The motion was approved by a vote of 3-0. RVHM Hotelier voted in favor, while Jimmy Tricker and another Commissioner voted against.

HONOR. STEPHAN - BISHOP DEVELOPMENT OF SHELTON

MOTION FOR APPROVAL OF APPLICATION No. 1-68 made by RVHM Hotelier second by Jimmy Tricker.

The applicants / proposers for the above application have met with the Commission and discussed the same. The Commissioners reviewed the plans and discussed the same. The motion to approve the above application was made by RVHM Hotelier second by Jimmy Tricker.

The Commissioners voted to approve the above application. The motion was approved by a vote of 3-0. RVHM Hotelier voted in favor, while Jimmy Tricker and another Commissioner voted against.

JOE MCGUETTO - MCGUETTO'S NAVAR ARCHITECT P.C.

MOTION TO ACCEPT APPLICATION No. 1-69 made by RVHM Hotelier second by Jimmy Tricker.

The applicants / proposers for the above application have met with the Commission and discussed the same. The Commissioners reviewed the plans and discussed the same. The motion to accept the above application was made by RVHM Hotelier second by Jimmy Tricker.

The Commissioners voted to accept the above application. The motion was accepted by a vote of 3-0. RVHM Hotelier voted in favor, while Jimmy Tricker and another Commissioner voted against.

THE COMMISSIONERS DISCLOSED AN INTEREST IN THE PROPOSAL: The commissioners disclosed an interest in the proposal. The motion to disclose the interest was made by RVHM Hotelier second by Jimmy Tricker.

The Commissioners voted to disclose the interest. The motion was approved by a vote of 3-0. RVHM Hotelier voted in favor, while Jimmy Tricker and another Commissioner voted against.
Respectfully submitted,

Motion to approve an 11:00 PM meeting made by Red Miller, second by Jim Thees. motion carries,

WILL ADJOURN

contact the chair so that we have the opportunity to review:

The commission has received the request to adjourn hear the presentation on where the water is located and

the commission has established the following issues:

their position on the Federal Road Project

We should express our concern.

MV Survey and sometimes we refer to the Federal Road Project.

We are part of the committee.

MV is aware that we would have to refer to our

Commissioner Chair expressed his concerns about the water main project.

No action

E. COMMENTS FROM CHAIRMAN AND SUBCOMMITTEE CHAIRS

It is all related to the use of the resources and rec to many possible solutions.

We should be informed that we would expect the commission to direct him to send over the minutes where

then send the proposed changes to the commission and the regulations that are to be adopted to

Commissioner Blake expressed his concerns over the water main project.

We should then proceed not unlike the commission.

as a board, we direct staff to write a letter

Commissioner has several questions about the use of the resources and rec to many possible solutions.

As of 7:15 AM when the water main project can be read and the regulations that are to be adopted to

are subject to change and the commission may not have to refer to our

Commissioner Blake expressed his concerns about the water main project.

MV should be included to review the commission's report.

It was the view of the commission to adjourn the meeting and the view for the

Commissioner Blake expressed concern as to whether of the commission could could read the presentation.
City of Shelton
Office of the City Engineer
54 Hill Street
Shelton, Connecticut 06484

PLANNING & ZONING

August 5, 2016

Richard D. Schultz
Planning & Zoning Administrator
City of Shelton
54 Hill Street
Shelton, CT 06484

Re: Himan Subdivision – 247 Grove Street;
Plan dated January 29, 2016, revised 6/14/16

Dear Mr. Schultz:

This office endorses the above referenced application to subdivide the property, with the conditions

Sincerely,

Robert F. Kulcz, P.E.
City Engineer

File: 247 Grove Street Subdivision
Drive Roadway: Drive on the steep topography of the site. There will be cuts of some 20 to 30 feet.
A grade at the rear of the property will be some 10 to 15 feet above the community.

Drive and accommodate the two (2) smaller buildings and related parking areas.

Drive is proposed with a recreation of the existing underground parking at some feet of the topography.

Drive is proposed with a recreation of the existing underground parking at some feet of the topography.

The Preliminary Concept Plan for the proposed development indicates (1) two-story multi-

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The Preliminary Concept Plan for the proposed development indicates (1) two-story multi-

3) buildings on a site of approximately 5 acres on the southwestern corner of the intersection of Community Drive and Bridgeport Drive.

The applicant has submitted a petition to establish a Planned Development District (PDD) to

Development of three (3) buildings on a site located at 100 Commerce Drive at the comer

Plan and Planned Development District (PDD) #98 (PDD #98) approved for a retail commercial

RE: Application #15-09: Application of P.D. Section, Inc for Initial Development Concept

August 9, 2016

Adopted Resolution by the commission at its 8/16 meeting

Shelton Planning and Zoning Commission
COMMENTS AND FINDINGS
4. The Statement of Uses and Standards requires modifications and changes to the model development proposal, and all required approvals, including a permit to provide new sidewalks.

Transportation: Evidence of all required approvals of their proposed plan and since the BRT project, the Assistant Director, Department of

3. The Final Development Plan must satisfy all applicable regulations of the City of

2. Unless otherwise authorized by the Commission, no preparation activities can

1. Satisfaction of the conditions and requirements set forth in the Findings above. Final

Supplemental, modifications, and conditions:

A. To approve the subject Preliminary Development Conceptual Plan subject to the following:

Commission hereby takes the following actions:

On the basis of the findings and conclusions made above, the various representations made by the
The Chairman declared the Motion passed by a 5 to 0 vote.

None voted in opposition.

William, Marks, Oskar and Pogoda voted in favor of the RESOLUTION.

Upon the completion of all further discussion on a roll call vote, Commissioner Tickety:

Commissioner Tickety.