

**CITY OF NORWALK
ZONING COMMISSION
August 2, 2018**

PRESENT: Louis Schulman, Acting as Chair; Mike Witherspoon; Galen Wells; Frank Mancini; Richard Roina; Kelly Straniti; Rod Johnson (after the roll call.)

STAFF: Mike Wrinn; Steve Kleppin (after the roll call)

OTHERS: Alan Lo; Woody Olson; Tanya Court; Suzanne Lopiano; Atty. Liz Suchy; Andy Soumelidis; Craig Jaffe; Mike Galante; Maria Fatahie; Geoffrey Pivor, DDS; Rose DeSantis; Matt Gifford; Mark LoRusso; Colin Grotheer;

I. CALL TO ORDER

Mr. Schulman called the meeting to order at 7 p.m.

II. ROLL CALL

Mr. Wrinn called the roll.

II. PUBLIC HEARINGS

a. #3-18SP – City of Norwalk Public Schools – 21 Hunters Lane – Proposed additions to Ponus Ridge Middle School (STEM K-8) – Continued hearing from July 12, 2018

Mr. Schulman continued the public hearing with a reminder to the public that they could only respond to new items at this public hearing and not the previous one.

Mr. Lo began the presentation with a written response to the commissioners regarding statements made by the public at the previous hearing with connection to the storm drainage. He discussed the proposal from the Department of Public Works (“DPW”). He noted that there was no budget so there may need to be a special appropriation or it would be funded in the next Capital Budget cycle. He also discussed the wetlands by stating that the issues had been addressed by the Wetlands Commission. He also discussed the communication about the status of the project which would be on the school’s website. There was a discussion about the traffic and park utilization. He noted that there were no plans to expand the programming in the parks at this location. He also discussed the possibility of gates but noted that the Parks Department had no plans to install them. There was a discussion about the drainage as well as security cameras. Mr. Lo said that there were cameras on the building. He also described the security. Mr. Roina asked whether the access road would be seen on the cameras since this had been a concern of the public. There was a further discussion about the cameras in order to avoid problems with problems at the school in the off hours.

Woody Olson asked who the neighbors could call if they had drainage problems.

Tanya Court explained that there was no mention of replacement of the drainage pipe which was not in the easement. She noted that there were problems with sinkholes. She also showed them pictures from the thunderstorm that had happened the previous day. She wanted assurances that these drainage problems would be fixed with this project. She also noted that there is someone that drives their motorcycle daily and has caused some accidents.

Suzanne Lopiano noted that DPW had come to her house after the last public hearing in July. He said that it was illegal for a pipe to go through her backyard but it had been done in the 1950s. There are also roots that are not allowing water to go through the property adequately. She had concerns about traffic and parking. She noted that there was no stop sign in the area.

Mr. Lo said that a drainage line would be repaired if it was necessary because they would not spend millions of dollars on this project to have this drainage problem. He was not sure about the easement but that the new line would be in the street, not in someone's backyard. There was a discussion about the size and design of the pipe.

Mr. Schulman closed the public hearing.

b. #5-18SP – Healthport, LLC – 495 Connecticut Avenue – 3,000 square foot Medical marijuana dispensary

Mr. Schulman opened the public hearing. Atty. Suchy began the presentation by handing in the certified, return receipt cards notifying the neighbors of the public hearing. She then introduced the project team. She showed the commissioners a picture of the building for the proposed medical marijuana dispensary on Connecticut Avenue. She then explained the history of the medical marijuana regulations in Connecticut. She noted that all signoffs from the City including a modified signoff from DPW about the parking.

Josh Storms, an owner of Healthport, by explaining how the dispensary acquires patients. They are certified by the doctor and then apply to the state of CT. It could be up to 6 weeks and cannot come in until then. All patients are registered and have an identification card. He noted that you cannot walk in off the street and must have an appointment. The growers are in Connecticut. Everything is locked up overnight. The smell is mitigated with an HVAC system. There is a vault that keeps the inventory and cash which is a minimum because many patients use debit cards.

Lauren _____, explained her background in long term care in nursing homes or site facilities. She explained what she has learned about seeing patients who had used medical marijuana. She explained the intake process which included listing all medications prescribed from other doctors. She also noted that there were different types of marijuana as well as different ways to use it. She explained the labels that are put on the products. There was a discussion of the maximum amount of marijuana that could be dispensed.

Atty. Suchy said that she had met with the Chief of Police and explained that they discussed this dispensary and the concerns. She also noted that the Chief had discussed the dispensaries with his colleagues around the state and had sent an email to Mr. Kleppin regarding those discussions.

Andy Soumelidis of Landtech explained the parking, drainage. No storm water drainage would be changed. There was a discussion of the sidewalks and entrance to the building. There was a discussion with the Department of Transportation ("DOT") about how trucks would enter and exit. They would obtain a permit as a condition of approval.

Craig Jesse (sp?) explained about the truck deliveries which would be in the front of the building. He then explained the entrance to the dispensary which would be in the back of the building. He explained how the prescriptions would be filled out of the vault that is in the office space. There was a discussion about who could pick up a prescription and how many times deliveries would be made. They are random.

Mr. Storms explained that someone could be named a caregiver in order to pick up for a patient that is very sick. He also explained that white vans would pull into the front and that they typically would be there for 5 minutes. There was a discussion as to where the products would come from which are 4 producers in Connecticut. There was a discussion about how many patients could be seen a day, but approximately 6-8 per hour. It was mostly on an appointment basis. There was a discussion about the types of products, which could be used as pills, tinctures, etc. It would be open 6 days a week. There was a discussion about the state

application process which was now closed. Applicants would be notified whether they were accepted.

Mike Galante, the traffic consultant on this project, explained how his study was completed and that it was a very conservative number. He said there would be very little traffic added from this project. There was a discussion about the curb cuts.

Atty. Suchy asked to reserve time for a rebuttal from public comments.

Maria Fatahie, Silvermine Avenue, explained that she was the tenant, "Gold Rush." She also noted that there are sinkholes in the area. She did not think there was enough room for parking. She also noted that there is overflow from the Popeye's. She also explained that there were other places that the dispensary could have gone with more parking and others that are abandoned. She said that her business would have to be closed after 7 years.

Jeffrey Pivor, a dentist in the same building, handed out information to the commissioners. He noted that he had been in the building for 40 years. He said that he was not opposed to medical marijuana dispensaries but said that there is not enough room for parking. They park in the lot next door which was the former catering hall. That privilege was then revoked. They park with permission in other lots. He also said that he went to check out the dispensary in Bethel and saw a lot of cars parking. He researched that many of these websites welcomed walk-ins. He also explained an easement on the next lot. He noted that his entrance could be blocked by the dispensary's delivery vans. He discussed the amount of patients that would be seen and did not think it was enough. He did not see handicapped parking or garbage on the site plan. He discussed the parking plan. He had questions about the odors from the product which could have adverse effects on his patients. He also noted that odors drifted upward. He did not want to share the building with the dispensary.

Rose DeSantis, an employee for Dr. Pivor, who had worked for him for 20 years. She noted that they have had questions and concerns from patients. She then read a letter from Dr. Kenowitz who had patients that used medical marijuana. He was also a patient of Dr. Pivor. He noted that the issue was the parking. He was concerned about the number of patients that would be registered at this office. Before the dispensary, parking had been a problem. He had also been to the Milford dispensary which had substantial parking.

Atty. Suchy noted that parking was always an issue. The plan had been reviewed by the staff and the applicant had abided by the regulations. She also explained about the signage which was very limited for the dispensary. She also noted that the "Gold Rush" tenant issues were with the landlord. The landlord had the right to determine where someone rented. There was a discussion about the handicapped parking and snow removal. Mr. Soumelidis noted that handicapped parking was not required. There were trash receptacles at the back.

Matt Gifford, of Custom Vault, explained the security plan for the facility and the regulations for it. He noted that he had worked with many of the dispensaries in Connecticut as well some of the growers. He explained the security system for both employees and patients. Some employees had different levels of security than others. He described the man trap as well as how a patient would get into the office. Many of the doors needed a card key or had a key pad. There was a discussion of cameras inside and outside of the building. There is no requirement for a security guard.

There was a discussion about where patients could take their medication which was not allowed on the property. Mr. Storms said that if this is not adhered to, they could lose their card. He said that it had not been a problem at other facilities that he owned. The smell had not been a problem at other facilities and that the HVAC was not the normal system.

Mr. Gifford addressed the question about the robberies that had happened in other

states such as Colorado and California. He noted that there had not been a problem in Connecticut.

Atty. Suchy noted that Connecticut had learned from the mistakes of the other states and that it was a standard bearer in the industry. She thanked the commissioners for their time. She would let them know about the type of HEPA system that was used. She discussed the regulations and how the applicant met them. There are no known violations on the property. She asked them to act on the application as quickly as possible.

Mr. Schulman closed the public hearing.

**c. #3-18R – Zoning Commission – Proposed amendment to Section 118-100
Definitions regarding definition of family and related technical amendments**

Mr. Schulman opened the public hearing. Mr. Kleppin began the presentation by focusing on the re-draft of the proposed regulations. He noted that they wanted to confirm that there was consistency amongst different departments in the city. There was a discussion about the amount of people that could be allowed. Ms. Wells thought it should be 4-5 individuals. Mr. Kleppin said that other municipalities had 4-5 people and that 3 was conservative. He noted that other departments' definition of "family" said no more than 3 unrelated individuals. Some of the commissioners thought 3 was a good number.

Mark LoRusso spoke in support of the proposed amendment. He asked the commissioners to pass the proposal.

There was a discussion about cousins and whether it should be 4 individuals. Ms. Wells again noted that she would prefer a number larger than 3.

Mr. Schulman closed the public hearing.

IV. DISCUSSION/ACTION ON PENDING APPLICATIONS

a. Action on Items III. a., b. and c.

i. #3-18SP – City of Norwalk Public Schools – 21 Hunters Lane – Proposed additions to Ponus Ridge Middle School (STEM K-8) – Continued hearing from July 12, 2018

Mr. Schulman noted that Ms. Straniti would not be voting on this item since she had not been at the last public hearing. Mr. Mancini had no objections. Mr. Roina said he understood the neighbors' frustration. He was not sure if they could approve the resolution without adding in that the drainage is fixed. He would vote for it and hoped that the city would fix it. Ms. Wells said that the school complied with all of the regulations. Mr. Witherspoon said that he would vote for the application and realized that the drainage would be fixed in the future. Mr. Johnson would abstain since he had missed the first public hearing. Mr. Schulman said that the drainage was outside the scope of the project. He discussed the draft resolution, and their conditions which included the drainage issue.

***** MR. ROINA MOVED: BE IT RESOLVED** that application #2-18 SP submitted by Norwalk Public Schools for a one story 35,000 SF addition to the existing school as shown on various plans by Perkins-Eastman, New York, NY be **APPROVED** with the following conditions:

1. That all required CEAC signoffs are submitted; and
2. That all required soil and sedimentation controls be installed prior to the start of construction and maintained until the project is completed and stabilized; and

3. That any change to the plan will require Zoning Commission approval; and
4. That any graffiti on the site, now or in the future, be removed immediately; and
5. That the submitted drainage plan was based on a full functioning 18" outfall pipe into Thorpe Lane and that as this drainage line has proven to not be fully functional, no new drainage shall be connected into this outfall until the deficiency has been corrected; and
6. That the drainage problem leading to flooding on Thorpe Lane be corrected prior to the issuance of any Zoning Compliance on the school addition; and

BE IT FURTHER RESOLVED THAT the reason for this approval is that the proposed project complies with the Norwalk Building Zone Regulations, 118-320 AA Residential Zone and section 118-1450, Special Permit; and

BE IT FURTHER RESOLVED THAT the effective date of this approval shall be **August 10, 2018.**

Mr. Witherspoon seconded.

Louis Schulman; Mike Witherspoon; Galen Wells; Frank Mancini; Richard Roina voted in favor.

No one opposed.

Kelly Straniti and Rod Johnson abstained.

ii. #5-18SP – Healthport, LLC – 495 Connecticut Avenue – 3,000 square foot Medical marijuana dispensary

Mr. Schulman said that he would like answers from the DOT about traffic and HEPA filters. He also had concerns about Dr. Pivor's sign. He asked if they could review and make a decision at the next public hearing. Ms. Wells did not think they should wait until the next meeting so they could continue their application process with the state. Mr. Roina, Mr. Witherspoon and Mr. Johnson said they were ready to vote on it. Mr. Kleppin said there was no formal resolution and would prepare one.

Mr. Mancini moved that the application be approved and Ms. Wells seconded it. Mr. Roina suggested a condition that Dr. Pivor's entrance not be blocked. Mr. Kleppin also suggested 2 other conditions including that approvals from the Department of Transportation be obtained prior to issuance of a Zoning Department permit. All the commissioners voted in favor except for Ms. Straniti who abstained.

WHEREAS the applicant sent certified notification to neighbors in accordance with §118-1450.B(1)(a) of the regulations.

WHEREAS the Commission held a public hearing on August 2, 2018 and received the requisite testimony.

WHEREAS the Commission closed the public hearing on August 2, 2018.

WHEREAS on a motion of Mr. Mancini and a second from Ms. Wells, the Commission voted 6-0-1 to adopt the following resolution:

BE IT RESOLVED that the application of Healthport, LLC to use the first floor of 495 CT Avenue as a Medical Marijuana Dispensary, as shown on the Site Improvement Plan (C1) dated 6/14/18, prepared by Landtech and Proposed Tenant Space Floor Plan (SK1.1) prepared by Studio 3C, LLC, dated 5/7/18 be approved, subject to the following conditions:

1. A plan be submitted indicating that the dental office not be blocked.

2. All necessary CT DOT approvals be obtained prior to obtaining a Zoning Permit.
3. Obtain easement on the adjacent property for egress purposes, as required by CT DOT.
4. Adequate ventilation be provided and reviewed by the Health Department.

BE IT FURTHER RESOLVED that the effective date of this action be August 10, 2018.

iii. #3-18R – Zoning Commission – Proposed amendment to Section 118-100 - Definitions regarding definition of family and related technical amendments

Mr. Witherspoon read the Planning Commission and CAM'S approval into the record and the WestCOG comment. Mr. Mancini also commented that the number of individuals was going from 5 to 3. He thought it was difficult, financially. Several of the commissioners were in favor of 3 while a couple were in favor of 4.

***** MR. SCHULMAN MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled “**#3-18R – Zoning Commission – Proposed amendments to revise the definition of family and remove lodging and rooming as an accessory use in residence zones and related technical amendments**” and dated June 21, 2018, be **APPROVED**.

BE IT FURTHER RESOLVED THAT the reason for this action is:

1. To implement the Plan of Conservation and Development to “Protect residential neighborhoods from incompatible development (A.1.1.6, p. 10); and
2. To implement the Plan of Conservation and Development to “Preserve and enhance the character of Norwalk (A.1.1.4, p.10); and
3. To implement the Plan of Conservation and Development to “Protect property values” (A.1.1.5 p.10);

BE IT FURTHER RESOLVED THAT the effective date of this action by August 10, 2018.

Ms. Straniti seconded.

Louis Schulman; Kelly Straniti; Rod Johnson; Richard Roina voted in favor. Galen Wells; Mike Witherspoon; Frank Mancini opposed.

No one abstained.

b. #4-16SPR/#17-16CAM – Owner: LaJoie Auto Wrecking Co. Inc & La Joie’s Auto Parts, Inc.; Applicant: F&G Construction, Inc. – 46 Meadow St – Contractor’s storage yard – Schedule public hearing for permit revocation due to non-compliance – Report and recommended action

Mr. Schulman opened the application. Mr. Wrinn said that it was approved in 2016 and had not started until later. A permit had been issued but that the staff said the violations were egregious so that it was time to schedule a public hearing. Atty. Suchy continued by explaining that she had recently been hired. She also noted that they were scheduled for hearing before the Zoning Violations Board but that had been rescheduled. She showed them the pictures of the property and that they had done substantial work to bring it back into compliance. She showed them photographs from Monday, July 30 and then those that were taken the day of this -public hearing. She explained why the owner thought it was acceptable and noted that the plan was not the proper plan for them. She showed them piles that were being cleaned up. Mr. Schulman noted that the Zoning Commission were taking a hard line and that there should be a public hearing as well as an inspection system by the Zoning

Department staff. She said that she had spoken with her clients and had never seen a cleanup as quick as this one. There was a discussion about what was left to do. There was a suggestion to put a 20 ft. pole so that the piles did not get taller than it. There was a discussion about this property and how quickly it had gotten to this stage. Atty. Suchy said that if her client cleaned up the piles there would be no need for a public hearing, because the site is in full compliance. Mr. Wrinn said that he believed that until Atty. Suchy had been retained, there had been no cleanup at the site.

Mr. Roina moved to schedule the public hearing for September 6, 2018. Witherspoon seconded and the other commissioners voted in favor of it.

V. RECEIPT/REVIEW AND ACTION ON NEW APPLICATIONS

a. #6-17SP/#23-17CAM - TR South Water Street, LLC – 121 and 123 Water Street/Hanford Place/Raymond Street - New 6 story development with 80 residential units, 4,340 sf retail and 1,590 sf office in Transit Oriented Development (TOD) area – Request to modify approved plans to revise zoning to SSDD, to add 49 units (129 units total), to reduce retail to 3,870 sf and to eliminate 1,590 sf office use – Report and recommended action

Mr. Schulman opened the presentation. Atty. Suchy continued by noting that because of a recent change in the TOD regulations, the applicant was requesting a modification to the plan.

Colin Grotheer, the architect on the project, continued the presentation by showing modifications to the renderings. The number of units was being increased and so he showed them where the building was being increased. He also showed them an aerial rendering of the buildings. He showed them what was changed and unchanged on the renderings. The materials were not changed.

Atty. Suchy asked whether the commissioners wanted to hear from the other project members. She noted that the new regulations also added funding from workforce housing into the city's funds which Mr. Kleppin said would be a separate fund from the general fund. Atty. Suchy noted that the applicant had received all approvals.

Ms. Straniti asked about the occupancy rates for some of the new projects. Most are fully rented.

***** MS. WELLS MOVED: BE IT RESOLVED** that that request of TR South Water Street, LLC – 121 and 123 Water Street/Hanford Place/Raymond Street to modify the special permit application #6-17SP and coastal site plan review application #23-17CAM, approved January 17, 2018, for a New 6 story mixed use development with 129 residential units, 3,870 sf retail as shown on architectural plans entitled "121-123 Water Street Norwalk, CT" by Beinfield Architecture and landscape architecture plans prepared by Eric Rains Landscape Architecture, dated June 5, 2018 and engineering and grading plans prepared by Redniss & Mead Associates Engineers dated 7/25/18 be **APPROVED**, subject to the following conditions:

1. That the draft deed restriction as shown on a certain document entitled "TR South Water Street LLC DRAFT Affordability Plan" dated June 2018, Revised to August 1, 2018 and related documents showing one (2) studio, nine (9) one-bedroom and two (2) two-bedroom units, for a total of thirteen (13) workforce housing units, shall run with the land in perpetuity and shall be submitted for Corporation Counsel review and then filed on the Norwalk Land Records prior to the issuance of a final Certificate of Zoning Compliance; and

2. That a lot consolidation survey be submitted for review by staff and then filed on the Norwalk Land Records prior to the issuance of a zoning permit; and

3. That the certificate of special permit and mylar of the approved site plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
4. That final CEAC signoffs shall be submitted prior to the start of construction; and
5. A surety in the amount of \$30,000, to guarantee the installation and maintenance of the required erosion and sediment controls is submitted to this office, prior to the issuance of a Zoning Permit; and
6. A zoning permit and a building permit shall be obtained within one year of the effective date of this approval and prior to any work commencing on the site; and
7. That all soil and erosion controls shall be installed and maintained prior to the start of any construction or site work; that silt sacks be installed in all existing and proposed catch basins, and that additional controls be installed at the direction of the Commission's staff, as needed; and
8. That a Connecticut licensed engineer shall certify that all of the required improvements, including any required off-site improvements, were installed to City standards and that the development as constructed complies with all relevant Federal FEMA flood regulations and that such certification be submitted prior to the issuance of a Certificate of Zoning Compliance; and
9. That all proposed signage comply with the zoning regulations and that any graffiti on the site, now or in the future, be immediately removed; and
10. That within six months of the issuance of the Certificate of Zoning Compliance a follow-up traffic study be submitted to the Commission; and
11. That the storm water maintenance plan be implemented to ensure the maintenance of onsite drainage systems; and
12. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and
13. That the hours of garbage pick-up be no earlier than 7:00 a.m. and no later than 7:00 p.m. and that any deliveries be no earlier than 8:00 a.m. and no later than 6:00 p.m.; and
14. That any sidewalks to be replaced provide a minimum 5' clearance from any obstruction; and
15. That cutoff shields be installed on all lighting to prevent any stray light from being emitted off the property; and

BE IT FURTHER RESOLVED that this application complies with applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that this application complies with Section 118-506, SoNo Station Design District, Section 118-1450 Special Permits, and with the applicable sections of the Building Zone Regulations for the City of Norwalk.

BE IT FURTHER RESOLVED that the effective date of this action be August 10, 2018.

Mr. Witherspoon seconded.

Louis Schulman; Mike Witherspoon; Galen Wells; Frank Mancini; Richard Roina; Kelly Straniti and Rod Johnson voted in favor.

**No one opposed.
No one abstained.**

b. #6-18SP - MTS Enterprises, LLC - Aiken Street (subdivided lot behind 139 West Rocks Rd: All Saints School) - 17 unit conservation development – Report and recommended action

There was a discussion about scheduling a public hearing. Atty. Al Vasco introduced the project team and noted that Atty. Zullo had begun this project over 1 year ago. He has received permission to file the subdivision map. He continued with a description of the project.

Pete Romano continued the presentation by explaining that they had received some signoffs but not others. He explained the private road and that sanitation would be done by the city. He briefly explained the storm drainage and site lines. Mr. Schulman asked about concerns from the neighbors who could have issues with the drainage. Mr. Romano said that they had heard those concerns at the Planning Commission public hearing. There was a discussion about filing the subdivision map and whether there were any conditions with it. There was a discussion about the trees that would be saved. There was a discussion about possible amenities including playgrounds. The public hearing would be scheduled for the next available meeting.

c. #9-18CAM – Factory Underground – 18 Isaacs St – Basement sound studio - Report and recommended action

Mr. Schulman opened the application. Patricia Gill, the architect on the project, passed out packets of pictures to the commissioners. She explained the location of the studio and how it has been used since 1971 as a recording space. Factory Underground became a separate business 8 years ago. They are bringing them into compliance now through Zoning and the Fire Department. They have had events there which would not happen anymore until they were permitted. Mr. Wrinn said it was a very professional business. There was a discussion about the bus that had been there. Mr. Schulman noted that the commissioners were not happy about the applicant coming before the Zoning Commission after the fact. There was a discussion about continuing the use of the building for parties, etc. which would not happen until such time as they were permitted. A couple of the commissioners had been there and that the business was a good one for the community.

***** MS. STRANITI MOVED: BE IT RESOLVED** by the Norwalk Zoning Commission that application #9-18CAM, Factory Underground, a music recording studio at 18 Isaacs Street for the legalization of an existing music recording studio as shown on plans by Gill and Gill Architects, LLC, 39 Wall Street, Norwalk, CT dated July 30, 2018, entitled “Layout for Factory Underground, Lower Level Floor Plan,” be **APPROVED** with the following condition that no public performances occur in this basement facility;

BE IT FURTHER RESOLVED THAT the proposal complies with the applicable Coastal Area Management goals and policies; and

BE IT FURTHER RESOLVED THAT the effective date of this action by August 10, 2018.

**Mr. Witherspoon seconded.
Louis Schulman; Kelly Straniti; Rod Johnson; Richard Roina; Galen Wells;
Mike Witherspoon; Frank Mancini voted in favor.
No one opposed.
No one abstained.**

VI. APPROVAL OF MINUTES: July 12, 2018 -

**** MR. ROINA MOVED** to approve the July 12, 2018 Zoning Commission minutes.

Mr. Witherspoon seconded.

Louis Schulman; Mike Witherspoon; Galen Wells; Frank Mancini; Richard Roina voted in favor.

No one opposed.

Kelly Straniti and Rod Johnson abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin noted that there would be training for the commissioners on September 26, 2018. There would be multiple agencies and towns participating.

Mr. Kleppin found it interesting that there were no members of the public or the press at the public hearing for a contractor's yard when there usually are.

He also noted that the Planning and Zoning Department collected approximately \$40,000 in violations from the tax sale. Although they had collected some monies, there were still others that were outstanding and they were working with the Law Department on that.

VIII. COMMENTS OF COMMISSIONERS

There was a discussion about scheduling meetings. The next Zoning Commission meeting, on August 15, 2018, would be canceled since there is a small agenda. They decided that the next meeting would be on September 6.

The commissioners were asked to pick up a large package of materials to review.

IX. ADJOURNMENT

Ms. Wells made a Motion to Adjourn.

Mr. Witherspoon seconded.

Louis Schulman; Kelly Straniti; Rod Johnson; Richard Roina; Galen Wells; Mike Witherspoon; Frank Mancini voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 10:29 p.m.

Respectfully submitted,

Diana Palmentiero