

**MINUTES  
CITY OF CANANDAIGUA  
PLANNING COMMISSION  
May 23, 2022**

PRESENT:           Chairman Stanley Taylor                           Commissioner Bonnie Dorschel  
                      Vice Chairman Anne Beyer                   Commissioner Guy Turchetti  
                      Commissioner Lindsay Van Deusen       Commissioner Richard Manley

ABSENT:           Commissioner James Hitchcock

ALSO PRESENT: Richard E. Brown, Director of Development & Planning

**CALL TO ORDER**

Chairman Taylor called to order the Regular Meeting of the City Planning Commission at 7:01 P.M.

**APPROVAL OF MINUTES:**

Chairman Taylor asked if anyone had any additions or corrections to the May 2, 2022 Meeting Minutes. Corrections were noted. Commissioner Manley moved to approve the minutes as corrected. Commissioner Turchetti seconded the motion, which carried by unanimous voice vote (6-0).

**REVIEW OF APPLICATIONS**

**ITEM 01**       **(Public Hearing) Application #22-103: 14 Saltonstall Street/256 Center Street, JOHN FRASCA, requesting a Minor Subdivision to readjust the property line.**

Jeremy Years, land surveyor, presented the application. The dividing line between the two tax parcels, currently passes through the east third of the existing commercial garage. The proposal is to shift the lot line to create a 12.6-foot setback for the garage. This would leave a 0.2-foot setback for the Center Street house. Area Variances were granted by the ZBA to allow this to move forward.

There is a door on the side of the house that would not be usable without access from the Saltonstall property, and the steps up to this door would be off the property. To remedy this situation, they would include an agreement when the properties are conveyed, to allow for access and maintenance of the house.

Chairman Taylor asked if the agreement would be an easement. Mr. Years said it is possible.

Chairman Taylor opened the Public Hearing. No one came forward. Mr. Brown said no written comments were received. Chairman Taylor then closed the Public Hearing.

Commissioner Van Deusen asked if the applicant had considered shifting the lot line closer to the garage to provide access to the steps. Mr. Years said the priority for the applicant is to leave adequate room for parking on the garage property.

Commissioner Manley noted that there is more land with the house. The garage is limited. He is fine with the proposal, providing an easement is included.

Chairman Taylor would prefer an easement over an agreement. However, he believes that the proposed changes may leave a potential homeowner of the Center Street property with some challenges.

Commissioner Turchetti believes it would be beneficial to shift the lot line further east, to include the entire gravel drive with the property on Saltonstall Street. The steps to the house should be included with that property.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Vice Chair Beyer moved that the Planning Commission Approve the application as submitted and presented with the following conditions:

1. Preliminary approval is waived.
2. An easement shall be established to allow access to the west side of the house, including the existing door and steps.

Commissioner Dorschel seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 02**      **Application #22-120: 228 North Main Street, ROBERT MARVIN, for Historic Alteration to remove fence and concrete wall and replace with a fence. (Tabled from May 2, 2022)**

Commissioner Van Deusen moved to lift the application from the table. Commissioner Manley seconded the motion, which carried with a vote (6-0).

Robert Marvin presented the application. He is proposing a new style of fencing. It is a precast, foam and stucco material. The color would be red brick to match the house.

Chairman Taylor asked for estimates on repairing the concrete wall. Mr. Marvin said he obtained an estimate for \$80,000. This includes replacing the existing footers. It is required for the work to be guaranteed. Commissioner Turchetti mentioned the three estimates that were requested after the prior meeting. Mr. Marvin said he is not able to provide written estimates at this time.

Chairman Taylor noted that a public hearing is not required for this type of application. However, he agreed to permit anyone wishing to speak to the application.

Donna Bennett, 222 North Main Street, is concerned that removing the concrete wall will affect drainage. She is concerned that the wall may be more than simply a cosmetic feature.

Madeline Haggerty, 13 Scotland Road, is concerned about damage to her driveway. The wall near her driveway has been partially removed and she fears a crater will be left behind. If the wall is not going to be removed, it must be repaired. Otherwise, her property value may be negatively affected.

Tiffany Tucker, 127 Stewart Place, supports the application. She believes Mr. Marvin intends to improve the property, while maintaining the historic value. He has assisted her in the past, in making decisions to preserve the historic value of her previous home.

Mr. Marvin responded to the comments. The existing concrete wall does not create a dam to stop the flow of water. The issue is with the existing gutters. When they were installed, they were directed toward the neighboring property. He plans to correct this issue by tying them back into the storm system. He made the decision to remove the concrete wall because it is crumbling and has been patched many times.

Commissioner Van Deusen asked for more information about the composition, structure and height of the proposed fence. Mr. Marvin described foam and stucco, reinforced with steel rods, into a footer. The depth of the footers would be 30 inches. He chose an 8-foot fence at the request of his neighbor, who desires the additional privacy that the previous 8-foot wall-fence combination provided. Commissioner Van Deusen prefers the 6-foot height. She feels the new design is too massive and the style not fitting for this historical property.

Chairman Taylor asked if the color of the fence could be made to match the color of the existing concrete wall. Mr. Marvin said it is possible, but he feels it would look out of place. Chairman Taylor asked about the proposed color for the caps and the top face. Mr. Marvin said they would be the same red brick color, to match the house.

Commissioner Van Deusen inquired about the material for the caps. Mr. Marvin said the caps would be the same material as the fence. Vice Chair Beyer asked which cap style the applicant chose. Mr. Marvin said it would be square.

Commissioner Dorschel feels the proposed design is a heavy look for the house. She feels a 6-foot wooden fence would be a better option. Chairman Taylor asked if the applicant would consider installing a 6-foot wooden fence. Mr. Marvin said no. It would look cheap and would require continuous maintenance.

Commissioner Manley believes it is unfortunate that the existing fence has been removed, along with a portion of the concrete wall. However, he feels the proposed fence would be a useful compromise. Although, he is not convinced that an 8-foot fence would be an appropriate option.

Chairman Taylor asked about gates. Mr. Marvin is proposing two vinyl gates, one on the south side and one on the back side of the garage, leading to the driveway. Commissioner Van Deusen does not feel vinyl is appropriate. Mr. Marvin agreed to black, wrought iron as an alternative. Chairman Taylor pointed out that wrought iron gates can be seen in the old photographs of the property.

Mr. Marvin added that he would like to add a 4-foot fence to shield the existing AC unit.

Vice Chair Beyer mentioned the importance of determining if the existing concrete wall is a historical feature of the property. The commission has an obligation to adhere to the Secretary of Interior's standards for historic properties.

Commissioners Turchetti and Van Deusen agreed. Commissioner Van Deusen is not a fan of the wall, but if it is historic, she feels it should be preserved. Chairman Taylor added that if it may be appropriate for the

wall to be replicated, if not repairable.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Turchetti moved that the Planning Commission **Table** the application to allow the applicant to provide three written estimates for repairing the existing concrete wall.

Commissioner Dorschel seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 03**      **(Public Hearing) Application #22-125: 261 Gibson Street, KEITH LAIRD, for a Special Use Permit to operate a Short-Term Rental from his residence. (Tabled from May 2, 2022)**

Commissioner Turchetti moved to lift the application from the table. Commissioner Manley seconded the motion, which carried with a vote (6-0).

The applicant was not present. Mr. Laird is requesting approval to rent out the entire home as a short-term rental.

Mr. Brown noted that the application was sparse. He reached out to the applicant requesting more details, but did not receive a reply. It is not clear if the home would be the applicant's primary residence. There has been no confirmation that the sale of the home to Mr. Laird is final.

Chairman Taylor opened the Public Hearing.

Kim Longo, of 257 Gibson Street, came forward. She had also submitted a written comment. She feels her home will lose its residential feel with a short-term rental next door. She is also concerned about too many comings and goings. She currently has difficulty getting out of her driveway, with vehicles parked in front of her home and blocking her view.

Chairman Taylor asked if there was anyone else wishing to speak to the application. No one came forward. He announced that the Public Hearing would remain open.

Commissioner Beyer noted that this application is similar to others that have been denied for being incompatible with the neighborhood.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission **Deny** the application.

Commissioner Turchetti seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 04 (Public Hearing) Application #22-131: 47 Niagara Street, JGB VENTURES, for a Special Use Permit to operate a Short-Term Rental from two existing apartments.**

Robert Johnston, co-owner of the Green Front Restaurant, presented the application. The property is two doors down from the restaurant. This application is similar to the one approved in the April meeting. They are requesting approval for a two-bedroom apartment and a one-bedroom apartment.

Chairman Taylor inquired about the maximum occupancy and parking. Mr. Johnston said the one-bedroom apartment can hold up to four people, and the two-bedroom can hold up to six. There is parking available on their property at 66 Pleasant Street and in the municipal parking lots nearby.

Chairman Taylor opened the Public Hearing. No one came forward. Mr. Brown said no written comments were received. Chairman Taylor then closed the Public Hearing.

Commissioners Manley and Van Deusen noted the similarities with the applicant's previous approval.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Dorschel seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 05**      **(Public Hearing) Application #22-132: 234 Prospect Street, KEVIN KESSEL, for a Special Use Permit to operate a Short-Term Rental from his residence.**

Alecia Stephenson presented the application. The applicant is seeking approval for a short-term rental in his 4-bedroom home on weekends and holidays. When the home is rented, Mr. Kessel would stay with Ms. Stephenson at her home.

Chairman Taylor inquired about maximum occupancy and parking. Ms. Stephenson said it will hold up to eight guests. The driveway is a double-width and can accommodate up to four vehicles.

Chairman Taylor opened the Public Hearing. No one came forward. Mr. Brown said no written comments were received. Chairman Taylor then closed the Public Hearing.

Chairman Taylor noted that the driveway abuts the neighbor's drive. He is concerned that guests coming and going may disturb the neighbors. It is a quiet residential street. He feels a short-term rental is incompatible with adjacent properties and may have a negative effect on property values. Ms. Stephenson said the neighbor with the abutting driveway is aware of the proposal and has no objections.

Commissioner Van Deusen is also concerned for property values. She is not in favor of short-term rentals in residential neighborhoods.

Ms. Stephenson stated that there is an existing rental at the corner of Telyea and Pearl Streets, with an entrance on Pearl.

Chairman Taylor asked if there were any additional comments or questions.

Commissioner Manley noted that this application is different from one that was recently denied, where they were doubtful that the home was the applicant's primary residence.

Chairman Taylor asked if there were any other comments or questions. Hearing none, he called for a motion.

Commissioner Manley moved that the Planning Commission **Approve** the application as submitted and presented.

Commissioner Dorschel seconded the motion, which failed to carry with a vote (1-5).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	NO
Commissioner Van Deusen	Voting	NO
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	NO
Vice Chairman Beyer	Voting	NO
Chairman Taylor	Voting	NO

Chairman Taylor asked for an alternate motion.

Commissioner Van Deusen moved that the Planning Commission **Deny** the application.

Commissioner Manley seconded the motion, which carried with a vote (5-1).

Commissioner Manley	Voting	NO
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 06**      **(Public Hearing) Application #22-133: 552 South Main Street, HEIDI BAREND-GUERRIE, for a Special Use Permit to operate a Short-Term Rental from the existing dwelling.**

Heidi Barend-Guerrie presented the application. She is proposing to lease two properties on South Main Street in order to offer a quilting retreat. 530 South Main would become a quilt shop. 552 South Main would provide lodging for those attending a 3-5 day sewing retreat. Lodging would be seasonal from April through September. There are 5 bedrooms available for up to 10 occupants. There is parking available on site for up to 10 vehicles.

Chairman Taylor opened the Public Hearing. No one came forward. Mr. Brown said no written comments were received. Chairman Taylor then closed the Public Hearing.

Commissioner Van Deusen approves of a short-term rental in this mixed-use zone district.

Commissioner Turchetti believes the use may enhance property values.

Commissioner Dorschel said it is a wonderful concept.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission **Approve** the application as submitted and presented.

Commissioner Beyer seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 07**      **Application #22-135: 333 North Main Street, COHEALING MASSAGE LLC, for Historic Alteration to install a wall sign. (Tabled from May 2, 2022)**

Commissioner Turchetti moved to lift the application from the table. Commissioner Manley seconded the motion, which carried with a vote (6-0).

Rachel Patterson, business owner, presented the application via Zoom. She is proposing a 16' x 28" wall sign made of high-density urethane.

Commissioner Manley is familiar with the quality of the work from Historic Sign Restoration.

Commissioner Van Deusen likes the design, but has concerns about the size. It is too high for the space.

Chairman Taylor added that the sign needs to be reduced in height where the hands are positioned. Ms. Patterson said the rendering of the sign on the building is not accurate.

Commissioner Manley is fine with the size of the sign.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented with the following condition:

1. Allow a minimum of 2.5 inches of space above and below the sign.

Commissioner Turchetti seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 08**      **Application #22-152: 131 South Main Street, CSA SOLUTIONS, for Historic Alteration to display a portable sign.**

The applicant was not present. This is a fairly basic 6 square foot A-frame sign with black metal frame. It will use changeable inserts with a chalkboard background.

Chairman Taylor asked if there were any comments or questions. Hearing none, he called for a motion.

Commissioner Dorschel moved that the Planning Commission Approve the application as submitted.

Commissioner Manley seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 09      Application #22-154: 304 Eastern Boulevard, AIR FORCE, for Architectural Review to install a 42 SF wall sign and tenant panel in the ground sign.**

Michael Bonanno, of Skylight Signs, presented the application via Zoom. The proposed sign is to be made of channel lettering and will be centered on a beige background. The lighting will remain consistent with the others in the plaza.

Chairman Taylor asked if there were any comments or questions. Hearing none, he called for a motion.

Commissioner Turchetti moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Van Deusen seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 10      Application #22-162: 317 South Main Street, LEPORE PROPERTIES LLC, for Architectural Review to install a ground sign.**

Rachael Aho presented the application via Zoom. They are proposing a one-sided ground sign for the business. It will be within the required setback of 10 feet or they will seek a variance.

Chairman Taylor is concerned with the overall height of the sign. He feels it should be limited.

Chairman Taylor asked for confirmation that no lighting is proposed. Ms. Aho confirmed.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Manley moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Van Deusen seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 11**      **Application #22-163: 330 Eastern Blvd, SPLASH CAR WASH, for Architectural Review to replace signage.**

Jamie Bracy, of Kassis Superior Signs, presented the application via Zoom. They would like to replace the existing pole sign and the sign on the eastern side of the building.

Commissioner Van Deusen prefers these signs over the existing signage.

Chairman Taylor mentioned the lighting in the cupola. It was originally proposed to be a subdued lighting, but it is too bright. Mr. Bracy said he would mention that to the new owners.

Commissioner Van Deusen inquired about the lighting. Mr. Bracy said the business is a 24-hour operation, so the lights remain on.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Vice Chair Beyer moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Turchetti seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 12**      **Application #22-164: 305 South Main Street, HIGHLAND CONTRACTORS, for Architectural Review to install signage.**

Phil Leger, business owner, presented the application. Amy Louck was also present. They would like to install signage on the upper portion of the roof. It would be made of aluminum or plastic and framed in wood. The existing lights would remain.

Chairman Taylor asked if the applicant is proposing only one sign. Mr. Leger said he would like to install a sign on both the north and south sides.

Chairman Taylor asked about the existing lighting. Mr. Leger said each side has two in the corners and one in the middle.

Commissioner Van Deusen asked if the applicant has any plans to renovate the exterior of the building. Mr. Leger said he intends to replace the existing soffits and gutters and add some landscaping. He would also like to paint the building in shades of brown.

Chairman Taylor asked if the existing pole sign would be removed. Mr. Leger said yes.

Chairman Taylor noted that other signs in the area are more subdued. He feels this sign is big and bold and will scream at people passing by. Ms. Louck asked what about the sign is too bold. Chairman Taylor said less red would help. Commissioner Van Deusen feels the sign would be more subdued if the background were the same color as the siding. She suggested a tan background. Mr. Leger agreed.

Commissioner Manley feels if it is framed in wood, the proposed black background would be fine.

Mr. Brown asked if the sign is to be vertical or flush. Mr. Leger said vertical. Chairman Taylor asked if it could be centered on each side. Mr. Leger agreed.

Chairman Taylor inquired about the hours of lighting. Mr. Leger agreed to have them on a timer that is set to turn off at 10:00 p.m.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Vice Chair Beyer moved that the Planning Commission Approve the application as submitted and presented with the following conditions:

1. The sign shall be centered on the building and mounted vertically.
2. The material for the sign shall be aluminum or plastic with a wooden frame.
3. The background color shall be tan to match the new paint color of the building.
4. Up to 3 lights are permitted on each of the north and south sides.
5. The lights shall be on a timer and turned off by 10:00 p.m.

Commissioner Dorschel seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 13      Application #22-165: 194 Gibson Street, MICHAEL MILLS, for Historic Alteration to modify existing porch.**

Michael Mills and Beth Johnson presented the application via Zoom. The wood on their existing porch is rotting. It is soft and warping. They are proposing to rebuild with Trex and extend the porch to cover the entire length of the front of the house. The colors would remain the same.

Chairman Taylor asked about other materials to be used on the project. Mr. Mills said they would be using Trex for the entire extension.

Vice Chair Beyer asked about railings. Mr. Mills confirmed railings would be included. Chairman Taylor noted there is only one handrail on the existing porch. Mr. Mills said there was only one present when they purchased the home.

Chairman Taylor said the home is considered a federal style house. He feels the proposed changes will take away from the historic look of the house. It will totally change the style.

Commissioner Manley said the essence of historic preservation is to reserve the original appearance of the home. It would be wrong to permit this change.

Commissioner Van Deusen asked if the applicant had any original photographs of the home. Mr. Mills said no. He added that the home was built in 1850.

Commissioner Manley said the photos of other homes with front porches, that were submitted with the application, are from homes that are 50 to 75 years newer.

Mr. Brown added that this home is older than others on the street. The Department of Interior Standards would consider it inappropriate to create features that are not original to the home.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Manley moved that the Planning Commission **Deny** the application.

Commissioner Dorschel seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ITEM 14      Application #22-171: 11 Phoenix Street, DAVID GENECCO, for Historic Alteration to replace windows.**

The applicant was not present.

Chairman Taylor noted that there are windows visible on all four sides of the building. The existing sashes are wood and painted brown. Some of the windows display true divided lights. Some do not. The submitted application does not indicate if the replacement windows are to be vinyl or wood.

Chairman Taylor asked for comments or questions. Hearing none, he called for a motion.

Vice Chair Beyer moved that the Planning Commission Table the application to allow the applicant to be present to address comments and questions from the commission.

Commissioner Van Deusen seconded the motion, which carried with a vote (6-0).

Commissioner Manley	Voting	YES
Commissioner Turchetti	Voting	YES
Commissioner Van Deusen	Voting	YES
Commissioner Hitchcock	Absent	
Commissioner Dorschel	Voting	YES
Vice Chairman Beyer	Voting	YES
Chairman Taylor	Voting	YES

**ADJOURNMENT**

Commissioner Turchetti moved to adjourn the meeting at 10:20. Commissioner Manley seconded the motion which carried with a unanimous voice vote (6-0).

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Richard Brown  
Director of Development & Planning

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Stanley Taylor  
Planning Commission Chairman