

**Zoning Commission Meeting
July 1, 2020
(Reorganization)**

Members/Attendance: X Gene McCullough
 X Frank Mazzocca
 X Frank Prusak
 X Bill Gardner
 X Paul Sherman

Also in attendance: X Bob Monus, Zoning Inspector
 X Michele Richards, Recording Secretary

Bill Gardner called the meeting to order at 6:00 p.m.

1st Order of Business:

Frank Mazzocca motioned to approve the minutes of September 25, 2019. Frank Prusak seconded the motion.

Members in agreement: X Frank Mazzocca
 X Frank Prusak
 X Bill Gardner
 X Paul Sherman
 X Gene McCullough

Motion carried.

2nd Order of Business:

Reorganization of the Board.

Frank Mazzocca motioned to retain board members as is. Bill Gardner will remain Chair and Gene McCullough will remain Vice Chair. Paul Sherman seconded the motion.

Members in agreement: X Frank Mazzocca
 X Paul Sherman
 X Frank Prusak
 X Bill Gardner
 X Gene McCullough

Motion carried.

Business before Board:

Ron Anderson, President of Universal Development, is in attendance to present a pre-application plan for a proposed PUD plan.

Anderson stated the name of the proposed plan will be “The Village at Clingan Trails”. He stated it will be built on a leftover parcel of 15 acres that was not developed with the first phase. They will be one story duplexes designed to attract the age group over 60 that are looking to get out of a house setting and the maintenance that goes along with it. There will be a 40% buffer between the adjacent lots.

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Bill Gardner asked how many units there will be. Anderson stated 60 units with attached two car garages, one story two bedroom units.

Gene McCullough asked Anderson if he has presented this plan to the Fire Chief Comstock for accessibility issues. Anderson stated when the plan is finalized he will present it to the Chief. McCullough asked if they will be fee simple units. Anderson replied it will be a condo association where the unit is owned by the buyer. McCullough asked what the association fees will be for each unit. Anderson stated approximately \$200 per unit.

Paul Sherman asked if there are two access points coming off the same street. Anderson replied yes. There will be a gated entrance coming in and then an emergency only gate. Sherman asked if they will be a slab foundation or with basements. Anderson stated slab foundations. Sherman asked about cost of units. Anderson replied between \$200-\$250,000. Sherman asked about the walking trail. Anderson replied it will be an extra wide street designated for walking.

Mazzocca asked what the square footage is of each unit. Anderson replied 1,500 square feet.

Bill Gardner asked if there were any questions or concerns from the audience. There were none.

Motion

Bill Gardner made a motion to approve the pre-application plan for the proposed PUD. Frank Prusak seconded the motion.

Members in agreement:	X	Bill Gardner
	X	Frank Prusak
	X	Gene McCullough
	X	Frank Mazzocca
	X	Paul Sherman

Motion carried.

Meeting adjourned at 6:30 p.m.

Submitted by:

Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (6)
Zoning Commission (5)
Paul Canter, Fiscal Officer (1)
File (1)