

**City of Oneida
Planning Commission Zoning Board of Appeals
Meeting Minutes
November 12, 2024**

The regular meeting of the Planning Commission Zoning Board of Appeals was held on Tuesday, November 12, 2024 at 6:00 p.m. in the Basement at, City Hall, 109 N. Main St. Oneida, NY.

The meeting was called to order at 6:00 pm by Chairman Perry Tooker.

PRESENT: Perry Tooker
Todd Schaal
Barbara Henderson
Pat Thorpe
Kipp Hicks

ALSO PRESENT:

- Jay Ackerman, Zoning Enforcement Officer (ZEO)
- Brodi Oatman, Secretary
- Brian Burkle, Fire Marshal

RESOLVED, that the Tuesday, September 10, 2024, PCZBA meeting minutes are hereby approved.

Moved by Kipp Hicks

Seconded by Barb Henderson

Aves: 5

Nays: 0

Comments:

Footnote: Kipp Hicks recused himself from discussions on the Senior Housing, Seneca Field, and Hotel parking lot subdivision.

Motion Carried

Item #1 – Area Variance for 8’-6’ from the western side of the property line to allow Accessory Structure at 311 Bennett St, Tax Map Number 30.81-1-57, Zoned R-3, by Alexes Lamb # 2024-007

The applicant was in attendance.

The proposed structure was moved to the opposite side of the property adjacent to FEMA land. It was recommended the structure be at least 1 foot off the property line, as permanent structures are not permitted on FEMA property.

239 Review- Not required.

SEQRA- The PCZBA should consider declaring this action to be a Type II that requires no further review pursuant to 617.5

Public Hearing: Open @ 6:05pm

Moved by: Perry Tooker

Seconded by: Kipp Hicks

Aye: 5

Nay: 0

Public Hearing: Closed at 6:06pm

Moved by: Kipp Hicks

Seconded by: Todd Schaal

Aye: 5

Nay: 0

The Chairman went through the five criteria for a for 8'-6' from the western side of the property line to allow Accessory Structure at 311 Bennett St, Tax Map Number 30.81-1-57, Zoned R-3,

- 1.) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of an area variance.

Moved by Kipp Hicks that an undesirable change will not be produced in the character of the neighborhood or a detriment to nearby properties will not be created by the granting of the area variance because the property is located adjacent to a FEMA property, which will remain forever unbuilt upon.

Seconded by Todd Schaal

Ayes: 5

Nays: 0

Motion Carried

- 2.) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.

Moved by Pat Thorpe that the applicant can achieve the benefit by some other method feasible for the applicant to pursue because it is a small lot, they tried locating it on the other side, and this side is the easiest for them at this time.

Seconded by Barbara Henderson

Ayes: 5

Nays: 0

Motion Carried

- 3.) Whether the requested area variance is substantial.

Moved by Kipp Hicks that the requested area variance is not substantial because it is a shed that will be 1-1/2 feet from the property line for 8-6"

Seconded by Todd Schaal

Ayes: 5

Nays: 0

Motion Carried

- 4.) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Moved by Todd Schaal that the proposed variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or district because there is a FEMA property next door.

Seconded by Barbara Henderson

Ayes: 5

Nays: 0

Motion Carried

- 5.) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance.

Moved by Barbara Henderson that the difficulty was self-created, but it is relevant, and it does not necessarily preclude the granting of the area variance.

Seconded by Kipp Hicks

Ayes: 5

Nays: 0

Motion Carried

A RESOLUTION APPROVING AN AREA VARIANCE FOR 8'-6" TO A SETBACK OF 1'-6" FROM THE WESTERN PROPERTY LINE FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE LOCATED AT 311 BENNET ST., TAX MAP NUMBER 30.81-1-57, ZONED R-3

WHEREAS, the City of Oneida Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Board") has reviewed the application submitted by the Alexes Lamb, 311 Bennet St., Tax Map Number 30.81-1-57, zoned R-3; and -3, BY ALEXES LAMB, FILE# 2024-007.

WHEREAS, the State Environmental Quality Review (SEQR) process was completed on November 12, 2024, and the Planning Board declared lead agency, classifying the action as a Type II action requiring no further review pursuant to § 617.5.; and

WHEREAS, a public hearing was held on November 12, 2024, allowing the public to express their opinions and concerns regarding the proposed area variances; and

WHEREAS, the Board determined that no GML 239 Referral was required; and

WHEREAS, in accordance with the resolutions passed by the Board addressing the applicant's satisfaction of the area variance criteria, the Board does hereby conclude that variance relief will not produce an undesirable change in the character of the neighborhood and will not be a detriment to nearby properties. Variance relief will not have an adverse effect or impact on the physical environmental conditions in the neighborhood or district. Neighbors did not express any opposition to the variance. The variance sought is determined to be substantial. There is no apparent method to achieve the benefit Applicant wishes to obtain, other than a variance and the benefit to Applicant does outweigh any detriment to the neighborhood or community because of granting the variance relief as documented in the Area Variance Checklist in Attachment A.; and

WHEREAS, the Board does further determine that there be imposed certain conditions upon the approval of the area variances.

NOW, THEREFORE, BE IT RESOLVED by the City of Oneida Joint Zoning Board of Appeals/Planning Commission as follows: That the application submitted by Alexes Lamb requesting an Area Variance of 8'-6" to a setback of 1'-6" from the western side property line to allow for the placement of an accessory structure, located at 311 Bennet St, Tax Map Number 30.81-1-57, Zoned R-3 with the following conditions:

1. That the applicant obtain all necessary building permits.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

PASSED AND ADOPTED this 12th day of November 2024.

O. Perry Tooker, IV, Chairperson, City of Oneida Joint Zoning Board of Appeals/Planning Commission

Moved by: Perry Tooker

Seconded by: Kipp Hicks

Ayes: 5

Nays: 0

Motion Carried

Item #2 – Sketch Plat Approval, Preliminary Plat Waiver, and Final Pat Approval for a 2- lot minor subdivision at 321 Genesee Street And 607 Seneca Street, SBL# 38.63-1-3.1 and SBL# 38.63-1-3.3, zoned C-S by Oneida Health Systems Inc. and Oneida Real Estate Acquisition II LLC- file# 2024-008.

Todd Schaal stepped away from the dais, recusing himself from this agenda item

The applicant was in attendance.

239 Review- Not required

RESOLVED, The PCZBA should consider declaring Lead Agency status and classifying the action unlisted.

Moved by: Kipp Hicks

Seconded by: Barbara Henderson

Aye: 4

Nay: 0

Abstain: 1 (Schaal)

Motion Carried

**CITY OF ONEIDA JOINT ZONING BOARD OF APPEALS/PLANNING COMMISSION RESOLUTION
APPROVING LOT LINE ADJUSTMENT AT 321 GENESEE STREET AND 607 SENECA STREET TAX MAP
NUMBER 38.63-1-3.1 AND 38.63-1-3.3**

WHEREAS, collectively referred to as "Owners," submitted an application for a lot line adjustment and the approval of an easement, as presented in the plat and associated agreements for the properties located at 321 Genesee Street and 607 Seneca Street, Oneida, NY, Tax Map Number 38.63-1-3.1 and 38.63-1-3.3; and

WHEREAS, the proposed subdivision is located within the C-S (Commercial Services) Zone, and involves non-residential structures, subject to Section 190 Attachment 2 Table B of the City Code, which states that area, yard, and lot coverage requirements for non-residential structures are to be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards; and

WHEREAS, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, the applicable zoning standards for non-residential structures within the C-S Zone are:

- **Maximum lot coverage:** 80%;
- **Maximum building height:** 45 feet;
- **Minimum front yard:** 5 feet;
- **Minimum side yard:** 5 feet;
- **Minimum rear yard:** 20 feet; and

WHEREAS, the City of Oneida Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Board") has reviewed the proposed lot line adjustment based on the submitted subdivision plat

and related documents, including the Road Maintenance Agreement, Tunnel Easement, Shared Wall Maintenance Agreement, and Private Road Maintenance Agreement; and

WHEREAS, the City of Oneida Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Board") has reviewed the subdivision plat, associated documents, and easements, and finds that the reduction of the minimum yard requirements is consistent with the health, safety, and general welfare standards established in the C-S Zone and will not negatively impact neighboring properties or the surrounding community; and

WHEREAS, a public hearing was held on November 12, 2024, providing neighboring property owners and the public an opportunity to express any concerns regarding the proposed lot line adjustments; and

WHEREAS, the Board has determined that no GML 239 Referral was required for this application; and

WHEREAS, the Board finds that the proposed zero lot line subdivision and related variances in the Subdivision Plat Dated December 12, 2023 by Delta Engineers will not create any undesirable change in the character of the neighborhood or be a detriment to nearby properties, and that the approval is necessary to achieve the Owners' objectives in improving operational efficiency across the properties while ensuring compliance with local planning and zoning regulations;

NOW, THEREFORE, BE IT RESOLVED by the City of Oneida Joint Zoning Board of Appeals/Planning Commission as follows:

1. The application for a lot line adjustment for 321 Genesee Street and 607 Seneca Street, Tax Map Number 38.63-1-3.1 and 38.63-1-3.3, is hereby approved as presented on the plat and conditioned on the execution and recording of the Road Maintenance Agreement, Tunnel Easement, Shared Wall Maintenance Agreement, and Private Road Maintenance Agreement.
2. The Owners shall obtain all required permits and approvals from the Department of Code Enforcement, including any necessary building permits prior to implementing the adjustments and associated improvements.
3. The Board authorizes the Director of Planning and Development to take any necessary administrative actions to ensure proper filing of the subdivision and easements as approved by this resolution.

BE IT FURTHER RESOLVED, this resolution shall take effect immediately.

PASSED AND ADOPTED by the City of Oneida Joint Zoning Board of Appeals/Planning Commission on this 12th day of November, 2024.

O. Perry Tooker, IV, Chairperson, City of Oneida Joint Zoning Board of Appeals/Planning Commission

Moved by: Perry Tooker

Seconded by: Kipp Hicks

Ayes: 4

Nays: 0

Abstain: 1 (Schaal)

Motion Carried

Item #3 – Site Plan Review to allow a Fitness Facility (Commercial Recreation Use), located at 595 Main Street, Tax Map Number 38.57-1-18, zoned C, by Preston Poznoski, file # 2024-009.

Todd Schaal returned to the dais.

The applicant was in attendance.

Discussion: There was a discussion with the applicant. Mr. Poznoski noted that the gym will be 24/7. Only those 18+ will be weight training. There will be a personal trainer on site. The project sponsor will also provide 20 parking spaces. He also noted that there will be 3 employees.

SEQRA- No further review

Public Hearing- Opened @ 6:49 pm

Motion moved by: Perry Tooker

Motion moved by: Kipp Hicks

Aye: 5

Nay: 0

Public Hearing: Closed: @ 6:50pm

Moved by: Todd Schaal

Seconded by: Kipp Hicks

Aye: 5

Nay: 0

Resolution Approving A Site Plan For A Commercial Recreation Use for a Gym Located at 595 Main Street

WHEREAS, the applicant, Preston Poznoski (hereinafter referred to as "the Applicant"), has submitted a site plan review application for a 7 day per week physical fitness facility which will establish a commercial recreation use (hereinafter referred to as "the Project"), located at 595 Main Street, Oneida, NY, to the City of Oneida (hereinafter referred to as "the City") Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Planning Board"); and

WHEREAS, the Planning Board has carefully considered the New York State SEQR review, classified the proposed Action as a Type II Action requiring no further review; and

WHEREAS, the GML 239 Referral was determined to not be required; **WHEREAS**, the Planning Board finds that the proposed development by the Applicant, is in compliance with the applicable development and zoning regulations and is consistent with the goals and objectives of the City Comprehensive Plan; and

WHEREAS, the Planning Board has determined that the proposed development can be approved with certain conditions to ensure compliance with the site plan review regulations pursuant to §143 and to mitigate potential impacts; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ONEIDA'S JOINT ZONING BOARD OF APPEALS/PLANNING COMMISSION, AS FOLLOWS:

Section 1: Approval of the Site Plan Review Application

Having considered the standards set forth in §143 of the City of Oneida Site Plan Review Regulations, the Planning Board hereby approves the following site plan document consisting of 1 sheets; dated 10/12/24; prepared by applicant, located at 595 Main St., Tax Map Number 38.57-1 18, zoned C, by Preston Poznoski.

Section 2: Conditions of Approval

1. The applicant shall obtain all required permits and approvals, including building and sign permits, from the Department of Code Enforcement before commencing any construction or signage installation.
2. Any dumpsters, trash, recycling, or other refuse receptacles associated with the development shall be appropriately screened and covered.
3. Construction shall be completed within 1 year from the date of this approval.
4. Paint lines for parking lot, make sure there is a least one handicapped parking spot.
5. Have a Knox Box for the Fire Department
6. Pay all fees before getting a permit from Codes.

BE IT FURTHER RESOLVED that the Planning Board authorizes the City Department of Planning and Development staff to work with the Applicant to ensure compliance with the approved conditions and to review and approve any minor modifications to the site plan that may arise during the implementation of the project.

BE IT FURTHER RESOLVED that the Director of Planning and Development is hereby directed to provide a copy of this resolution to the Applicant, and any other relevant agencies or departments involved in the review and approval process.

PASSED AND ADOPTED this 12th day of November 2024.

O. Perry Tooker, IV, Chairperson, City of Oneida Joint Zoning Board of Appeals/Planning Commission

Moved by: Perry Tooker

Seconded by: Kipp Hicks

Ayes: 5

Nays: 0

Motion Carried

Item # 4- Site Plan Modification for a site reduction from the original site plan for a solar facility located at upper Lenox Ave, Tax Map Number 45.-2-2.111, zoned A, by LSE Norma, LLC, file # 2024-010.

The applicant was in attendance.

239 Review- The Planning Board considered the SEQRA documentation during the June 13, 2023, meeting where a Negative Declaration was made. Therefore, no further environmental review is required for the reduced/Amended Application.

Moved By: Perry Tooker

Seconded By: Kipp Hicks

Aye: 5

Nay: 0

PCZBA Site Plan Modification for Large-Scale Solar Energy System

WHEREAS, the Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Planning Board") has carefully considered the New York State SEQR review, declared lead agency on November 7, 2022 and conducted a coordinated review; and

WHEREAS, the Planning Board has carefully considered the New York State SEQR review, completed on June 13th, 2023, and has determined that the proposed project is in compliance with the applicable regulations and standards and issued a Negative Declaration; and

WHEREAS, the Planning Board has reviewed the application, conducted public hearings completed on June 13, 2023, and considered the potential impacts and benefits of the proposed development; and

WHEREAS, the Applicant submitted an amended application to reduce the size of the Large-Scale Solar Energy System on July 29, 2024 (the "Amended Application"); and

WHEREAS, the Amended Application is the same in all respects and the System has simply been reduced from a 35 acre limit of development with the solar array occupying 25 acres to a 21 acre limit of development with the solar array occupying 14 acres, including a 10 acre reduction in tree clearing; and

WHEREAS, the GML 239 Referral was received on April 21, 2023, and it was returned for local determination and the GML 239 Referral on the Amended Application was received on August 9, 2024, and it was returned for local determination; and

WHEREAS, The Planning Board finds that all potential environmental impacts of this Type I action were considered in the June 13, 2023, Negative Declaration and therefore no further environmental review is required for the reduced/Amended Application and the June 13, 2023, Negative Declaration is valid and remains in full force and effect without need for modification or amendment and is hereby reissued by the Planning Board; and

WHEREAS, the Planning Board finds that the proposed development LSE Norma, LLC (the "Applicant"), located at Upper Lenox Ave, Tax Map Number 45.-2-2.111, is in compliance with the applicable zoning regulations and is consistent with the goals and objectives of the City Comprehensive Plan; and

WHEREAS, the Planning Board has reviewed the application and conducted the necessary assessments; and

WHEREAS, the Planning Board finds that the proposed Large-Scale Solar Energy System is in compliance with the applicable site plan review and zoning regulations, subject to the conditions set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE JOINT ZONING BOARD OF APPEALS/PLANNING COMMISSION, does hereby grant site plan approval of the Large-Scale Solar Energy System in accordance with the site plan documents titled "Upper Lenox Ave Solar Farm", dated July 22, 2024, prepared by LaBella Associates subject to the following conditions:

1. The Applicant shall obtain all required permits and approvals, including building and sign permits, from the relevant authorities before commencing any construction activities.
2. Any dumpsters, trash, recycling, or other refuse receptacles associated with the project shall be appropriately screened and covered to ensure their visual impact is minimized.
3. In accordance with §47-21 of the Oneida City Code, the decommissioning plan for the Large-Scale Solar Energy System shall be finalized, submitted to the Director of Planning and Development, and approved prior to the issuance of any permits.
4. The Applicant shall submit a Security Bond to the Director of Planning and Development, which complies with §47-21(3) of the Oneida City Code. The value of the bond shall be reviewed, confirmed, and adjusted to meet existing market conditions every three years to include additional monies for screening.
5. A final Stormwater Pollution Prevention Plan (SWPPP) shall be submitted and approved by the Director of Planning and Development before any permits are issued, ensuring that adequate measures are in place to manage stormwater runoff.
6. All solar panels within the Large-Scale Solar Energy System shall be equipped with an anti-reflective coating to minimize glare and potential impacts on neighboring properties.
7. The Applicant shall submit a finalized landscaping plan to the Director of Planning and Development, which shall be consistent with §143-18. The plan shall incorporate appropriate vegetation and screening elements to enhance the visual aesthetics of the site.
8. A self-locking gate shall be added to the entry of the access road, ensuring controlled access and security measures for the Large-Scale Solar Energy System.
9. A Key Box/Knox box shall be installed on the premises in accordance with the New York State Fire Code to provide emergency access for authorized personnel.
10. Construction shall be completed within one (1) year from this approval.

The aforementioned conditions shall be binding upon the Applicant, its successors, and assigns. Failure to comply with these conditions may result in the revocation of the site plan approval.

The Applicant is hereby granted site plan approval for the establishment of the Large-Scale Solar Energy System, subject to the conditions outlined in this resolution.

PASSED AND ADOPTED this day 12th of November 2024.

O. Perry Tooker, IV Chairperson, City of Oneida Joint Zoning Board of Appeals/Planning Commission

Moved by: Perry Tooker

Seconded by: Barb Henderson

Ayes: 5

Nays: 0

MOTION CARRIED

Item #5– Zoning Interpretation for a structure located at Page Rd (1140 Page RD Canastota) Tax Map Number 21.-1-9.1 zoned A, by Travis Clinch – file #b 2024-011

The Applicant was in attendance.

There was a brief discussion with the applicant. The applicant stated that it will be used for farming cows, and chickens. He further stated that the 32x64 pole barn will house the feed and tractor.

Public Hearing: Opened @ 7:18pm

Moved by: Perry Tooker

Seconded by: Kipp Hicks

Aye: 5

Nay: 0

Public Hearing: Closed @ 7:19pm

Moved by: Kipp Hicks

Seconded by: Barbara Henderson

Ayes: 5

Nay: 0

Resolved, based on the evidence provided and the applicable provisions of the zoning code, the Zoning Board of Appeals/Planning Commission agrees with the applicant's interpretation, thereby allowing the primary structure on the property located at Page Road, tax map number 21.-1-9.1, to be utilized for agricultural purposed as defined by the city of Oneida Zoning Code with the following conditions:

1. The applicant will need to obtain a permit for electrical work.

Moved by: Perry Tooker

Seconded by: Todd Schaal

Aye: 5

Nay: 0

Motion Carried

Item #6 – Sketch Plat Approval, Preliminary Plat Waiver, and Final Plat Approval for a 2-lot minor subdivision at SBL# 30.80-1-53.1, zoned DC, by the City of Oneida- file # 2024-012.

Kipp Hicks stepped away from the dais, recusing himself from this agenda item.

The Applicant was in attendance

239 Review – Not required

SEQR- The PCZBA should consider declaring lead agency status and classifying the action as Unlisted.

Moved by: Perry Tooker

Seconded by: Todd Schaal

Aye: 4

Nay: 0

Abstain: 1 (Hicks)

Discussion – Madison Transit is a public transportation company that runs through Oneida, and there is the rail trail. DEC has an ongoing investigation on the property, they have monitoring wells A- nail salon B- Parking Area C- Hotel

See Part 1 #20 Yes – GES Map 12/18/20

Public Hearing: Opened @ 7:34 pm

Moved by: Perry Tooker

Seconded by: Todd Schaal

Aye: 4

Nay: 0

Abstain: 1 (Hicks)

Public Hearing: Closed @ 7:35pm

Moved By: Todd Schaal

Seconded by: Barbara Henderson

Aye: 4

Nay: 0

Abstain: 1 (Hicks)

CITY OF ONEIDA PLANNING BOARD

APPROVING A MINOR SUBDIVISION AND BOUNDARY LINE ADJUSTMENT FOR CITY-OWNED PROPERTY LOCATED AT PARCEL ID: 30.80-1-53.1

WHEREAS, the City of Oneida, as the applicant, has submitted a request for approval of a minor subdivision of a 0.035-acre portion of the property identified as Tax Map Number 30.80-1-53.1, located in the City of Oneida, for the purpose of merging the subdivided portion with an adjacent property as a boundary line adjustment for economic development reasons; and

WHEREAS, the property is situated in the Downtown Commercial zoning district, and the proposed subdivision and boundary line adjustment are consistent with the zoning district regulations and the City of Oneida's Comprehensive Plan; and

WHEREAS, the Planning Board has carefully considered the New York State SEQR review, completed on November 12, 2024, classified the proposed Action as an Unlisted Action and issued a Negative Declaration under SEQR based on the findings that no significant adverse environmental impacts are anticipated; and

WHEREAS, a public hearing was duly advertised and held on November 12, 2024, during which all interested parties were given an opportunity to be heard, and the Planning Board has reviewed all public comments as well as all submitted documentation and mapping relevant to the subdivision and boundary line adjustment request; and

WHEREAS, the Planning Board finds that the proposed subdivision and boundary line adjustment align with the City's long-term planning objectives, supporting economic development and revitalization and will not adversely impact the surrounding community or environment;

WHEREAS, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, the applicable zoning standards for non-residential structures within the DC Zone are:

- Maximum lot coverage: 80%;
- Maximum building height: 45 feet;
- Minimum front yard: 5 feet;
- Minimum side yard: 5 feet;
- Minimum rear yard: 20 feet; and

NOW, THEREFORE, BE IT RESOLVED, the City of Oneida Joint Zoning Board of Appeals/Planning Commission does hereby approve a lot line adjustment for Tax Map Number: 30.80-1-53.1, in accordance with the plat titled, "The City of Oneida, Lenox Avenue and Cedar Street," prepared by Myers and Associates, P.C., dated June 26, 2024, last revised June 27, 2024, whereby Lot 1 shall be merged with parcel S.B.L. 30.80-1-44, conditioned upon the submission to the Director of Planning proof of filing a recombined deed with the Madison County Clerk's Office; be it further

RESOLVED, that the City of Oneida Planning Board hereby grants final plan approval of the minor subdivision as presented on the plat titled, "The City of Oneida, Lenox Avenue and Cedar Street," prepared by Myers and Associates, P.C., dated June 26, 2024, last revised June 27, 2024, whereby the 0.321+-acre

parcel shall be merged with parcel S.B.L. 30.80-1-54, conditioned upon the submission to the Director of Planning proof of filing a recombined deed with the Madison County Clerk's Office.

PASSED AND ADOPTED by the City of Oneida Joint Zoning Board of Appeals/Planning Commission on this 12th day of November 2024.

O. Perry Tooker, VI, Chairperson, Joint Zoning Board of Appeals/Planning Commission

Moved by: Perry Tooker

Seconded by: Todd Schaal

Ayes: 4

Nays: 0

Abstain: 1(Hicks)

Motion Carried

RESOLVED, that there being no further business to be brought before the PCZBA, the meeting is hereby adjourned.

Moved by Perry Tooker

Seconded by Todd Schaal

Ayes: 5

Nays: 0

MOTION CARRIED

Adjourn @ 7:45pm