

AGENDA  
PLANNING AND ZONING COMMISSION – Regular Meeting  
Monday – January 25, 2021 to immediately follow the 7:30 p.m. Public Hearing

Via Video Teleconference

Public access made available through live streaming on YouTube at

[https://www.youtube.com/channel/UC4\\_xey3QjJmwe57R\\_6K94Dw](https://www.youtube.com/channel/UC4_xey3QjJmwe57R_6K94Dw)

Video will be available on Channel 14 and on demand at [www.cheshirect.org](http://www.cheshirect.org) as soon as possible

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- I. CALL TO ORDER
- II. ROLL CALL
- III. DETERMINATION OF QUORUM
- IV. PLEDGE OF ALLEGIANCE
- V. ACCEPTANCE OF MINUTES:                     Public Hearing     01/11/2021  
  Special Meeting   01/11/2021
- VI. COMMUNICATIONS
  - a. Conflict of Interest
- VII. UNFINISHED BUSINESS
  - 1. Earth Removal, Filling or Regrading Permit                     P.H. 01/11/2021  
Nosal Properties of South Main Street, LLC                     P.H. 01/25/2021  
944 South Main Street   MAD 03/31/2021  
Waiver Subsection 9 under Section 25.5
  - 2. Special Permit Application   P.H. 01/11/2021  
Nosal Properties of South Main Street, LLC                     P.H. 01/25/2021  
944 South Main Street   MAD 03/31/2021  
Coffee shop with drive-thru  
Section 30, Sch. B Para. 40a and Section 40.
  - 3. Zone Text Change Petition   P.H. 01/11/2021  
Bozzuto's Inc.   MAD 03/17/2021  
Section 48 Interchange Zone Regulation:  
**APPLICATION WITHDRAWN**
  - 4. Special Permit Modification Application                             P.H. 01/25/2021  
Ball & Socket Arts, Inc.   MAD 03/31/2021  
493 West Main Street  
To Activate Buildings 2 and 3
  - 5. Earth Removal, Fill or Regrading Permit                             P.H. 01/25/2021  
PABCO, Inc.   MAD 03/31/2021  
Marion Road  
Waiver subsection 3, 9, and 11 under Section 25.5

6. Special Permit Application P.H. 01/25/2021  
PABCO, Inc. MAD 03/31/2021  
1415 Marion Road  
Grading related to re-subdivision
7. Resubdivision Application P.H. 01/25/2021  
PABCO, Inc. MAD 03/31/2021  
Marion Road  
13-Lots – McKinley Estates
8. Modification of Special Development Plan P.H. 01/25/2021  
within an Interchange SDD MAD 03/31/2021  
Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC  
1953, 2037 and 2061 Highland Avenue/I-691 and Dickerman Road  
Revising the Special Development Plan to show less public road and  
Lots reduced to seven (7) and revising the proposed uses
9. Earth Removal, Filling or Regrading Permit P.H. 01/25/2021  
Miller, Napolitano, Wolff, LLC and Tri-Star Dev. LLC MAD 03/31/2021  
1953, 2037 and 2061 Highland Avenue and I-691 and Dickerman  
Road  
Waiver Request-Subsection 3, 9 and 11 under Section 25.5
10. Special Permit Application P.H. 01/25/2021  
Miller, Napolitano, Wolff, LLC and Tri-Star Dev. LLC MAD 03/31/2021  
1953, 2037 and 2061 Highland Avenue and I-691 and Dickerman Road  
Earth Removal/Filling or Regrading in conjunction with the Re-  
subdivision application Tri-Star Development, LLC and Miller,  
Napolitano, Wolff, LLC
11. Resubdivision Application P.H. 01/25/2021  
Miller, Napolitano, Wolff, LLC and Tri-Star Dev. LLC MAD 03/31/2021  
1953, 2037 and 2061 Highland Avenue and I-691 and Dickerman Road  
7-Lots

VIII. BONDS

Maintenance Bond Release:  
Crestwood Drive

IX. New Business

X. ADJOURNMENT