REGULAR PLANNING COMMISSION MEETING

Wednesday, January 18, 2023 @ 7:00pm
Warren County Government Center

1. CALL TO ORDER

2. ROLL CALL – DETERMINATION OF QUORUM

3. ADDITION/DELETION OF ITEMS FROM THE AGENDA

[Items added will be placed as the last item under Business Items. Unanimous vote is required to add/delete]

4. APPROVAL OF MINUTES

- December 20, 2022 – Regular Meeting

5. CITIZEN COMMENTS

6. CONSENT AGENDA (*Consent to Advertise*)

I move that the Planning Commission approve the Consent Agenda as presented. [Items removed for further discussion will be placed as the first item under Business Items. Unanimous vote is not required to move]

A. 2300021 – Jeffrey Kelble. A request for a Special Use Permit for a commercial outdoor recreation facility located at 1847 N Royal Avenue and identified by Tax Map 20A3-1-1 & 2. The property is zoned A-1, Agriculture and Open Space Preservation District.

7. PUBLIC HEARINGS

A. 2200494 – Barbara Samuels – A request for a Special Use Permit for a ground floor dwelling unit at 437 S. Royal Avenue identified by tax map 20A7-3-10. The property is zoned C-1, Community Business District.

B. FY 2024-2028 Capital Improvement Plan (CIP). Annual review of the draft CIP for conformance with the Comprehensive Plan. The CIP is not a budget, but rather, is a planning and finance tool that identifies needed capital improvement projects for the coming five (5) fiscal years.

C. 2200385 – Rezoning NVR Ryan Homes- This application was submitted by NVR Inc., for the conditional rezoning of approximately 43.9 acres from the R-E District to the R1-A District. Proffers and a concept plan have been submitted for the site.

8. **OLD BUSINESS –** None.

9. **NEW BUSINESS** – None.

10. **PLANNING DIRECTOR REPORT**

- December Monthly Report

11. **COMMISSION MEMBER COMMENTS**

12. **ADJOURNMENT**