1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:32 AM.

A. Please turn all beepers, pagers and cell phones "off" or to "vibrate" during the meeting.

2. ROLL CALL

PRESENT: Chaplin, Hart, Ozog, Rutledge, Tornatore
ABSENT: Covert

3. CHAIRMAN’S REMARKS- CHAIR TORNATORE

There were no Chairman’s Remarks

4. PUBLIC COMMENT

A. Public comment is limited to three minutes per person, at the beginning of the meeting. Any comment on Zoning items must be limited to discussion of testimony and/or evidence presented in the Zoning Board of Appeals. No new testimony or evidence can be presented.

Mark Gil, spoke in favor of Z19-078 FMI Properties, LLC. He has been the owner and operator of the gas station on the property for the past 34 years. He was looking to redevelop the property and has purchased the property just west of the station, where a closed branch of Chase Bank is located. He will be demolishing the bank building and putting up a new structure that will house his tenant, a popular coffee shop. There will be a generous drive through lane for the new restaurant. The gas station will have 12 fueling positions, a convenience store and a car wash. They will be closing 3 existing entrances and adding a new right in/right out entrance and exit will be off of Butterfield Road. He spoke about the Zoning Board of Appeals Hearing, which was well attended and it showed how supportive the community is of this project. The Board voted unanimously to approve the petition.
5. APPROVAL OF MINUTES

A. Development Committee - Regular Meeting - Jan 7, 2020 10:30 AM

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<tr>
<th>RESULT:</th>
<th>ACCEPTED [UNANIMOUS]</th>
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<tbody>
<tr>
<td>MOVER:</td>
<td>Elizabeth Chaplin, Vice Chair</td>
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<tr>
<td>SECONDER:</td>
<td>Sheila Rutledge, District 6</td>
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<tr>
<td>AYES:</td>
<td>Chaplin, Hart, Ozog, Rutledge, Tornatore</td>
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<td>ABSENT:</td>
<td>Covert</td>
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REGULATORY SERVICES

A. DC-O-0015-20 ORDINANCE -- Z19-078 – ORDINANCE – FMI Properties, LLC.: The
Zoning Board of Appeals recommended to approve the following zoning relief: The
Planned Unit Development (PUD) application shall be related to the two (2) proposed
land uses within the existing zoning parcel. Furthermore, the applicant is seeking a
Conditional Use for the following: • A Conditional Use for a Planned Development for a
fuel service station, automobile laundry, and convenience store (Section 37-801.2 and 37-
1414). • A Conditional Use Permit for a Drive-Through Establishment (37-801.2)
In addition, the following exceptions (variations) shall be noted within the Planned
Development: • An exception to the 40-foot setback (to approximately 17.48 feet)
along Butterfield Road (Section 37-801.4 – Front Yard) for motor vehicle circulation
lanes and monument sign (Section 37-1414); • An exception to the 20-foot westerly
setback (to approximately 10 feet) (Section 37-801.4 – Interior Side Yard) for drive-
through lane circulation and monument sign; • An exception to the 20-foot
southerly setback (to approximately 10 feet) (Section 37-801.4 – Rear Yard Adjacent to
Property Line) for automobile laundry facility and drive through lane circulation; •
An exception to the 20-foot internal lot line (Section 37-801.4 – Interior Side
Yard for site access; and • An exception in Section 37-1203: Schedule of Off-Street
Parking Requirements from 49 spaces to 44 total parking spaces provided per site plan.
(Milton/ District 4) (Located at the southwest corner of Butterfield Road (Route 58) and
Route 53) ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent Development Committee
VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

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<tr>
<th>RESULT:</th>
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<tr>
<td>MOVER:</td>
<td>Elizabeth Chaplin, Vice Chair</td>
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<tr>
<td>SECONDER:</td>
<td>Greg Hart, District 3</td>
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<td>AYES:</td>
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<tr>
<td>ABSENT:</td>
<td>Covert</td>
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7. OLD BUSINESS

There was no Old Business
8. **NEW BUSINESS**
There was no New Business

9. **ADJOURNMENT**
The meeting was adjourned without objection at 10:43 AM