



TOWN OF MILLVILLE

Planning & Zoning (P&Z) Commission Meeting Minutes October 12, 2023 @ 7:00 p.m.

1. **Call Meeting to Order:** P&Z Chairman Pat Plocek called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. **Present:** Commissioners Michael Burgo; Marshall Gevinson; Cathy Scheck; Town Manager Deborah Botchie, GMB Representative Andrew Lyons, Jr., Assistant Town Manager Eileen Scerra and Town Clerk Wendy Mardini. Tim Roe was absent.

2. **Approval of Meeting Minutes**
 - A. **July 13, 2023, Planning & Zoning Meeting Minutes**
A motion by Mr. Gevinson to accept the minutes of July 13, 2023, was made. The motion was seconded by Mr. Burgo. Motion carried 4-0.

3. **Citizens Privilege:** None.

4. **New Business**

A. Review and discuss a Preliminary Site Plan submitted by True North Land Surveying, on behalf of Miken Builders for the proposed site located at 32769 Cedar Drive, Tax Map Parcel 134-12.00-419.05, and zoned C-1 Town Center Commercial.

Mr. Michael Cummings and Mr. Sean Cummings appeared on behalf of Miken Builders. Miken Builders is proposing to build a two-story medical building, 7000 square feet with 39 proposed parking spaces, on Cedar Drive on the property that they developed with residential on the west side.

Mr. Andrew Lyons of GMB Engineering gave a review of the proposed building. The only item on his review letter was that the coverage of the lot is stated as being above 60% coverage by code and it's at 67.2%. Mr. Lyons informed the council that the code says the applicant may request maximum coverage be increased to 70%, which would be decided by the Town Council with the approval of the Planning & Zoning Commission.

Mr. Burgo made a motion to approve the Preliminary Site Plan submitted by True North Land Surveying, on behalf of Miken Builders for the proposed site located at

32769 Cedar Drive, Tax Map Parcel 134-12.00-419.05, and zoned C-1 Town Center Commercial. Mr. Gevinson seconded the motion. Motion carried 4-0.

6. **Adjournment:** *Ms. Scheck made a motion to adjourn. Mr. Gevinson seconded the motion. Motion carried 4-0. The meeting was adjourned at 7:13 p.m.*

Respectfully submitted,

Wendy Mardini
Town Clerk