

MARBLEHEAD PLANNING COMMISSION MEETING

February 7, 2024

Meeting called to order by Chairman Tim Feller at 6:00 PM. Members answering Roll Call: Members Corky Zembala and Cher Monak, Council Member Dennis Kennedy, Mayor John Starcher, and Chairman Tim Feller. Motion made by Member Cher Monak and seconded by Member Corky Zembala to approve the December 6, 2023 minutes as presented. Motion carried by unanimous roll call vote.

Public Comments: None

Old Business: Mayor Starcher informed the Commission that Council elected Councilman Dennis Kennedy as the Council representative for the Planning Commission formerly held by Matt Kovach, and further that he reappointed Tim Feller to the Commission for another six-year term.

New Business: Adoption of Rules for 2024 and appoint Regional Planning Representatives. The Rules remained the same as last year except for updating the term limits for Citizen Members. Those terms, as shown in the Rules of Planning Commission are as follows:

Richard Zembala Citizen 2 years remaining in a 6-year term; Ends Dec 31, 2025

Cher Monak Citizen 4 years remaining in a 6-year term; Ends Dec 31, 2027

Tim Feller Citizen 6 years remaining in a 6-year term; Ends Dec 31, 2029

Motion made by Member Cher Monak and seconded by Chairman Tim Feller to adopt the Rules of Planning Commission for 2024. Motion carried by unanimous roll call vote.

Election of Officers for Planning commission: Motion made by Member Cher Monak and seconded by Mayor John Starcher to elect Tim Feller as Chairman of the Planning Commission and Member Cher Monak as Vice-chair and Bob Hruska as Secretary, and further to appoint Bob Hruska as the Delegate to the Regional Planning Commission and Richard Zembala as Alternate Delegate. Motion approved by unanimous roll-call vote.

Chairman Feller asked the Commission if there were any other issues for discussion before adjournment. Council Member Dennis Kennedy asked about the status of the recent application for the mini-storage development submitted by Bay Point Acquisitions. Zoning Administrator Hruska said he is still waiting on a pin survey before issuing the permit. Mr. Kennedy asked if a traffic study was performed that reviewed what effect the storage facility and the convenience store would have on the traffic flow. Mayor Starcher agreed with wanting that information and also, he and Administrator Jeff White wanted to see any storm water calculations that were made, as that property has a large elevation change from the rear of the property to Bayshore Road. Zoning Administrator Hruska said he will request that information from Dave Ariola who is pulling the zoning permit for Bay Point Acquisitions.gb

Zoning Administrator's report

Meeting adjourned at 6:20 PM.

I hereby certify these minutes to be true and accurate.



Secretary, Robert Hruska