

**CITY OF TRENTON  
PLANNING COMMISSION  
AN OPEN MEETING WILL BE HELD IN THE COUNCIL CHAMBERS**

**AT 7:00 PM ON WEDNESDAY, JULY 28, 2021**

An Open Meeting was held on Wednesday, July 28, 2021. The meeting was called to order at 7:00PM by Chairman, Aaron Castle.

**PLEDGE OF ALLEGIANCE:** Led by Chairman, Aaron Castle.

**MEMBERS PRESENT:** Commissioners Castle, Earl, Ferrante, Jasman, Jocks and Warner.

**MEMBERS ABSENT:** Commissioners Blackledge and Frost were excused.

A motion was made by Commissioner Jasman and seconded by Commissioner Ferrante to excuse Commissioner Blackledge and Frost.

Motion was carried unanimously.

**AGENDA APPROVAL:** Approval of the agenda for an open meeting to be held in the Council Chambers on 7/28/2021.

Motion was made by Commissioner Ferrante to approve the agenda and seconded by Commissioner Jasman.

Motion was carried unanimously.

**OTHERS PRESENT:** Mayor, Steven Rzeppa; Acting City Administrator, Creech; Debbie Devitt, City Clerk; Scott Cabauatan,

**Councilman; Nelson Perugi, Councilman;  
Anthony Bologna, City Attorney; Virgil  
Maiani, Building Official; James Conner;  
and Andrew Marguiles.**

**PUBLIC HEARING(S): None**

**APPROVAL OF MINUTES: Motion was made by Commissioner Earl  
and seconded by Commissioner Jocks to approve  
the minutes from the 6/23/2021 PC Meeting.**

**Motion was carried unanimously.**

**COMMUNICATIONS: Chairman, Castle added two (2) items  
of communication:  
(1) Email from Michelle Bennett regarding  
amending language for ZO 110-273e.  
(2) Department Communication received  
from Acting City Administrator, Creech  
relative to Marihuana Ord/Zoning Issues.**

**A motion was made to receive and place on  
file both items mentioned by Chairman Castle  
by Commissioner Jasman and seconded  
by Commissioner Ferrante.**

**Motion was carried.**

**PUBLIC TO BE HEARD – NON AGENDA ITEMS: None**

**OLD BUSINESS: None**

**NEW BUSINESS: (A) Discuss amending the Zoning Ordinance, Section 110-273. Special Land Uses. (e).**

**Planning Consultant, Michelle Bennett, presented her options. There was much discussion between the Planning Commission, Virgil Maiani, Andrew Marguiles and James Conner.**

**(1). A motion was made by Commissioner Ferrante to have the Planning Consultant modify the language and seconded by Commissioner Jasman.**

**Motion was carried.**

**(2). A motion was made by Commissioner Jasman to schedule a Public Hearing in August 2021 regarding the new language for Zoning Ordinance, Section 110-273. Special Land Uses.(e). and seconded by Commissioner Jocks.**

**Motion was carried.**

**(B) Marihuana Draft Ordinance received from Debra R. Devitt, City Clerk, on July 12, 2021.**

**Acting City Administrator, Creech identified two (2) issues to the Planning Commission. Discussion among the Planning Commission, Planning Consultant, Attorney Bologna was held.**

**A motion was made to recommend that the Mayor and City Council consider approval of the draft Ordinance to allow only Grow and Processing marihuana facilities in the City of Trenton, including the recommendations contained in the memo from Acting City Administrator Creech on 7/27/2021 regarding (1) Distance or Area where permissive and (2) Signage. Commissioner Ferrante made the motion and was seconded by Commissioner Jasman.**

**Chairman Castle called for a roll call vote of this recommendation.**

A roll call vote was taken with six (6) yeas.

Carried unanimously.

**ASPR UPDATE:** Motion to combine property at 2325 Fourth Street.

**CITY COUNCIL LIAISON UPDATE BY SCOTT CABAUTAN:**

Addressed the Planning Commission about several items that the City Council is discussing.

**COMMITTEE REPORT:** None

**MONTHLY REPORT OF THE PLANNING CONSULTANT, MICHELLE BENNETT**

Chairman, Castle, welcomed Michelle Bennett to the City of Trenton, Planning Consultant.

Identified the July 2021 Report for the Planning Commission members.

**BUILDING OFFICIAL UPDATE, VIRGIL MAIANI:** None

**ADDITIONAL REMARKS BY MEMBERS OF THE AUDIENCE:** None

**ADDITIONAL REMARKS BY MEMBERS OF THE PLANNING COMMISSION:** None

**ADJOURNMENT:** A motion to adjourn was made by Commissioner Jasmin and seconded by Commissioner Ferrante at 8:14PM.

Motion was carried unanimously.

Typed and distributed by Virginia Skwiera, Secretary to the City Engineer.

AC/VM/vls  
7/30/2021