

**TOWN OF NORFOLK PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
NORFOLK TOWN HALL – 2nd FLOOR MEETING ROOM - TUESDAY, JULY 14, 2026 - 6:30 PM**

COMMISSION MEMBERS:

Chris Schaut, Chairman	Jonathan Sanoff	Sandra Anasoulis, Alt.
Edward Barron, Vice-Chairman	Jordan Stern	ALTERNATE VACANCY
Marion Felton	Wiley Wood	ALTERNATE VACANCY
Steven Landes		

STAFF:

Stacey M. Sefcik, ZEO	Marinell Crippen, Recording Secretary
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1. **CALL TO ORDER & ROLL CALL.**
2. **AGENDA REVIEW.**
3. **PUBLIC HEARINGS:**
 - A. Application #26-009 Special Permit per Section 3.03-1.B.4 for Detached Accessory Apartment at 132 Mountain Road in the Rural Residential Zone. Applicants: William & Deborah Couch.
4. **OLD BUSINESS:**
 - A. Application #26-009 Special Permit per Section 3.03-1.B.4 for Detached Accessory Apartment at 132 Mountain Road in the Rural Residential Zone. Applicants: William & Deborah Couch.
 - B. Discussion Regarding Family Compounds/Camps in the Zoning Regulations.
 - C. Discussion Regarding Junk & Unregistered Vehicles in the Zoning Regulations.
 - D. Discussion Regarding Possible Amendments to Accessory Dwelling Unit Regulations.
 - E. Discussion Regarding Zoning Text Amendments Required by Public Act 25-1.
5. **NEW BUSINESS:**

No business.
6. **OPPORTUNITY FOR PUBLIC COMMENT FOR ITEMS NOT OTHERWISE LISTED.**

At this time, the Commission invites public comment. Each speaker should provide their full name and address, and they will be allowed up to three minutes. The Chair may need to limit the amount of time allocated for any one topic. Please note that the Commission may refrain from immediate decision so as to research, discuss, and respond if appropriate at a future time.
7. **APPROVAL OF MINUTES**
 - A. May 12, 2026 Special Meeting.
 - B. May 12, 2026 Regular Meeting.
 - C. June 16, 2026 Special Meeting.
8. **BILLS & CORRESPONDENCE**
9. **ZEO REPORT**
10. **EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION &/OR CLAIMS IN THE FOLLOWING MATTERS:**
 - A. *Assessment by Default & Judgment by Norfolk Citation Hearing Officer dated April 4, 2023, and filed at Volume 129 Page 194 of the Town of Norfolk Land Records.*
 - B. *Joseph Kelly, Clare Timoney, Donald Currier, Kim Currier, et. al. vs. Town of Norfolk Planning & Zoning Commission et al dated May 27, 2025.*
11. **ACTION ITEMS & RESPONSIBILITIES.**
12. **ADJOURNMENT.**

Respectfully submitted,

Stacey M. Sefcik, CZEO,
Land Use Administrator

