

TOWN OF NORFOLK PLANNING & ZONING COMMISSION
DRAFT MINUTES
NORFOLK TOWN HALL – 2nd FLOOR MEETING ROOM
TUESDAY MAY 12, 2026 6:30 PM



1. **CALL TO ORDER & ROLL CALL.** 6:31pm Chris Schaut, Chairman, Steve Landes, Jonathan Sanoff, Wiley Wood, Jordan Stern, Stacey Sefcik, ZEO, Marinell Crippen, Recording Secretary and Sandra Anasoulis, Alt. at 6:38pm
2. **AGENDA REVIEW.** Chris Schaut made a motion to move #5 New Business to before #4 Old Business, seconded by Jonathan Sanoff and approved unanimously.
Jordan Stern made a motion to add application for special permit #26-007 Bonnie Simmons and F. Barton Jr. Wenrich for a farm stand 12'x16' (192 SF) to New Business under D, seconded by Jonathan Sanoff and approved unanimously.
Sandy Anasoulis was seated for Edward Barron.
3. **PUBLIC HEARINGS:**
None.
5. **NEW BUSINESS:**
 - A. Informal Discussion with Joseph Hurst, Dev Aujla, and Aaron Aujla regarding possible Special Permit Application per Section 4.02 for Signage and Exterior Remodeling at 3 Station Place.
Aaron Aujla spoke and said there was no change of use but signage change and they also want to replace a window that had been removed by the previous owner and they would like to restore it to its original. Mr. Aujla added that there will be text on the windows and two wooden signs and that the signs would be the same signage as the artisan guild. Discussion ensued.
Jonathan Sanoff made a motion that the window improvement in the subject building is de minimus and not requiring a public hearing or a special permit, seconded by Steve Landes and approved unanimously
Stacey Sefcik let Mr. Aujla know that a zoning permit application will be needed for the signage.
 - B. Informal Discussion with Tricia Deans regarding possible Special Permit Application per Section 4.02 for Signage and Exterior Remodeling for Relocation of Bookstore at 2 Station Place.
Tricia Deans spoke about moving her bookstore Les Renard from the space that is currently occupying the space that was the former hair salon across the street. She will be changing the exterior as well as the signage. She would also like to add some transom windows because there is no air in the building which would entail taking out some cinder blocks from the side of the building facing the alley and putting in the transom windows. She will also take out the existing door in exchange for a vintage door. Discussion ensued.
Stacey Sefcik let Mrs. Deans know that a zoning permit application will be needed for the signage.
Jonathan Sanoff made a motion that the commission finds that the proposal for the new book store is de minimus and a positive improvement and that it not require any special permit or public hearing, seconded by Steve Landes and approved unanimously.
 - C. Request to Modify Special Permit #25-016 Approved October 23, 2025 to Include Replacement of Front Windows at 24 Greenwoods Road West. Applicant: Jack Hollihan for Love Simply, LLC.
The applicant asked for a delay to the June meeting. The Commission discussed the request. Ms. Sefcik will contact the attorney for the commission and ask to start penalties that were planned to start today. She will also reach out to Mr. Hollihan and let him know the work needs to be finished that was started and was promised to be finished today.
 - D. Application for special permit #26-007 Bonnie Simmons and F. Barton Jr. Wenrich for a farm stand 12'x16' (192 SF).
Any farm stand over 64 SF needs a special permit. Bart Wenrich will also include details about a sign.
Steve Landes made a motion to schedule a public hearing on June 9, 2026, for

application for special permit #26-007 Bonnie Simmons and F. Barton Jr. Wenrich for a farm stand 12'x16' (192 SF), seconded by Jonathon Sanoff and approved unanimously.

4. OLD BUSINESS:

- A. Discussion Regarding Family Compounds/Camps in the Zoning Regulations.
Tabled for June meeting
- B. Discussion Regarding Junk & Unregistered Vehicles in the Zoning Regulations.
Tabled for June meeting
- C. Discussion Regarding Possible Amendments to Accessory Dwelling Unit Regulations.
Tabled for June meeting
- D. Discussion Regarding Zoning Text Amendments Required by Public Act 25-1.
Waiting for guidance from the State. The Cog might be offering help as well.

6. OPPORTUNITY FOR PUBLIC COMMENT FOR ITEMS NOT OTHERWISE LISTED.

There was none.

7. APPROVAL OF MINUTES

A. Wiley Wood made a motion to approve the April 14, 2026 regular meeting minutes as submitted, seconded by Steve Landes and approved by; Steve Landes, Chris Schaut, Sandy Anasoulis, Jonathan Sanoff and Wiley Wood. Jordan Stern abstained.

8. BILLS & CORRESPONDENCE

Ms. Sefcik will have surgery June 2nd and will hopefully will be available for the June 9th meeting, and if not she might attend remotely. She has posted on line the changes to her schedule during this time.

9. ZEO REPORT

Ms. Sefcik handed out and explained her report.

10. ACTION ITEMS & RESPONSIBILITIES.

Ms. Sefcik with contact the lawyer for application special permit #25-016.
Ms. Sefcik will contact Mr. Holihan.
The commission is requested to do research on short term rentals and air bnbs.
Jordan Stern will do research on accessory dwelling units.
Ms. Sefcik with do more research on Junk ordinances.

11. ADJOURNMENT.

Steve Landes made a motion to adjourn the meeting at 7:35 pm, seconded by Jordan Stern and approved unanimously.

Respectfully submitted,

Marinell Crippen
Recording Secretary