1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL AND SEATING OF ALTERNATES (if required)

3. ARB RECOGNITION AWARD FOR OUTSTANDING RENOVATION
   - 568 Main Street – Monroe Diner

4. GENERAL PUBLIC PARTICIPATION
   A Period of Time Is Reserved For Public Participation. Please see end of agenda for participation guidelines.

5. PUBLIC HEARINGS
   A. ZONE CHANGES
      - 13-4-ZCA 462 Main Street, Zone Change, portion of property RD District to DB-1 District, JV464, LLC (continued from 6/20/13)
      - 13-2-ZCA 579 Main Street, Zone Change, portion of property RD District to DB-1 District, Real Time Investments, LLC (continued from 6/20/13)
   B. SPECIAL EXCEPTION PERMITS
      - 13-1-SEP 579 Main Street, construct fast-food restaurant (McDonald’s) with drive-through window and associated improvements, Real Time Investments, LLC (continued from 6/20/13)
      - 13-2-SEP 406 Main Street, restaurant with minimal take out service, Café Ginger, LLC (continued from 5/16/13 & 6/20/13)
      - 13-5-SEP 375 Monroe Turnpike, Monroe Public Schools, Sally Port at Monroe Elementary School, Light Replacements, Oil Main Service at High School

6. GENERAL APPOINTMENTS - None

7. CONSTRUCTION/APPROVAL MODIFICATIONS - None

8. BOND RELEASES OR REDUCTIONS - None

9. EXTENSIONS – None

10. MINUTES – June 20, 2013 PZC Meeting

11. APPLICATION DELIBERATIONS
   A. SPECIAL EXCEPTION PERMITS
      - 13-2-SEP 38 Carmen Lane, to permit horse boarding and lesson facility, Gordon (continued from 6/6/13)
   B. Completed hearings from this agenda
12. **CORRESPONDENCE/OTHER RECEIVED** - None

13. **COMMISSIONER’S REPORTS – BUSINESS OF THE COMMISSION**
   - Chairman’s Report
   - Commissioner’s Reports

14. **ADJOURN**

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**FOR INFORMATION ONLY**

**PUBLIC HEARING SCHEDULE:**
- Hearings scheduled for 8/1/13 or later:
  - **13-1-RAA** Amendment to Section 111-301 of the Subdivision Regulations and Amendment to Zoning Regulations Sections 117-1202, 1203 & 1205, private streets and DI District Amendments, Kimball Group, LLC

**GUIDELINES FOR PUBLIC PARTICIPATION**
- The following guidelines are to assist those who wish to speak during public participation session:
  - The Commission welcomes public participation and asks that speakers please limit their comments. Speakers are requested to first state their name and address for the record.
  - Speakers may offer objective comments about planning and zoning matters and land use related concerns that should be brought to the Commission’s attention.
  - The Commission will not permit any expression of personal complaints or defamatory comments about the Commission, members of the Planning and Zoning Department, nor against any person connected with the Town of Monroe or any other individual, firm or corporation.
  - Speakers are not to comment on any suggested, proposed or pending application before the Commission, except at a Public Hearing for that application. No discussion is permitted by any party of any matters related to pending or ongoing litigation.
  - The Chair has the discretion to limit comment time. Generally three (3) minutes per speaker is allotted. The Chair may allow additional time.
  - Written statements are always welcome and are always provided to Planning and Zoning Commission members. Immediate replies to questions/concerns should not be expected and will be provided at the discretion of the Commission.