

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF WEDNESDAY MARCH 23, 2022**

CALL TO ORDER:

By: Acting Chairman Soares

Time: 7:00 P.M.

Place: City Hall

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)		X
	Commissioner John Soares (Vice Chairman and Acting Chairman)	X	
	Jon Pose	X	
	Tracey Bacchus	X	
	Jeff Hayden	X	
ALTERNATE MEMBERS:	Christopher Nardi (Acting Secretary)	X	
	Kenneth Rasmussen-Tuller	X	
	Anthony Lorenzetti		X
STAFF:	Robert Flanagan, AICP, City Planner	X	
	Nancy Levesque, P.E., City Engineer	X	

Acting Chairman Soares designated regular Commissioners Pose, Bacchus, Hayden and Soares as voting Commissioners this evening. He also designated alternate Commissioners Nardi as voting Commissioner this evening in place of Commissioner Veits with his absence this evening.

PLEDGE OF ALLEGIANCE:

Acting Chairman Soares reminded the Commission the next regular meeting of the Planning Commission is Wednesday, April 27, 2022.

PUBLIC PARTICIPATION:

There was no public participation.

1. APPROVAL OF MINUTES:

- a. Minutes from the February 23, 2022 Regular Meeting

MOTION: Move to approve the minutes of the February 23, 2022, regular meeting.

By: Pose

Seconded: Hayden.

For: Hayden, Nardi, Bacchus, Pose and Soares.

Against: None.

Abstain: None.

- b. Minutes from the February 23, 2022, special Meeting

MOTION: Move to approve the minutes of the February 23, 2022, special meeting.

By: Pose

Seconded: Hayden.

For: Hayden, Nardi, Bacchus, Pose and Soares.

Against: None.

Abstain: None.

RECEIPT OF NEW APPLICATIONS:

There were no new applications.

PUBLIC HEARINGS:

2. Application #431 – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant.

The Commission acknowledged receipt of the following item(s) in their electronic packets: the first set of Site Plan Committee Review comments, dated Plan dated 1st Plan Review: dated February 28, 2022, December 22, 2022; a letter dated March 11, 2022, from Attorney James Ziogas, regarding Perkins St. and South Down Dr., Application #431; a letter dated March 11, 2022, from Zachary Fisk, Chairman of Inland Wetlands Commission, regarding IW App. #1964, Subdivision 1960 Perkins St., Assessors Map 58, Lot 16-1, LED, LLC, applicant and Staff comments with applicant responses, undated.

Mr. Flanagan explained the applicant received comments from the City's Environmental Engineer for inland wetlands on the property. The applicant is withdrawing one lot and there would be two lots versus three lots originally proposed on Southdown Dr.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained the original plan complied with the Regulations, which included a 10-lot subdivision on 12.5 acres located on Perkins St. and Southdown Dr. with City sewer and water services.

Perkins St. had 5 lots; Southdown Dr. had 3 lots. On Southdown Dr. a 100 ft. extension of the cul-de-sac would be constructed to develop three lots. To develop these lots, there were properties owned by neighbors (the Valle's and the Williamson's) that had to have their front yards disturbed as part of the 100 ft. extension of Southdown Drive. Also, the proposed 3 lots at the end of in this area crossed over inland wetlands. The Inland Wetlands Commission had concern with respect to the disturbance to the wetlands with the extension of Southdown Dr. Therefore, with these concerns, the applicant revised the plans and they have been submitted to the Commission. Attorney Ziogas was seeking some direction from the Planning Commission this evening on whether the revised plan is viable.

The revised plan proposes that the cul-de-sac at the end of Southdown Drive would not be constructed. Two driveways would be constructed to access the lots off of Southdown Dr. The total number of lots for the subdivision was reduced from 10 lots to 9 lots (2 rear lots instead of 3/Southdown Dr. on revised plan) and 2 rear lots off of Perkins St. The driveways and landscaping would be preserved for the two neighbors in the existing homes on Southdown Drive.

The Inland Wetlands areas on the revised plan would become a conservation easements. The developer would be responsible for the detention basin maintenance incorporated into the open space/conservation easement. The Inland Wetlands Commission was satisfied with this alternative plan and their letter dated March 11, 2022 was sent to the Planning Commission, regarding support for the alternative plan. A waiver request was sent to the Planning Commission for 4 rear lots. The applicant will return to the Inland Wetlands Commission next month for review and a possible decision on the revised plan.

Mr. Flanagan explained the Environmental Engineer, City Engineer and he reviewed the revised plans and the Inland Wetlands Commission was supportive of the alternative plan because of the reduced disturbance to the wetlands. The Inland Wetlands Commission and the Planning Commission would vote on the plans after the Public Hearings are closed on each of the respective applications.

The applicant was seeking the Planning Commission's opinion of the revised plan this evening. Staff noted that common driveways are not encouraged, so two separate driveways (off of Southdown Drive) were provided on the revised plan. Mr. Flanagan's view was that the plan was moving in the right direction with less disturbance to the wetland, but still had to be fully reviewed. The Commission commented that the revised plan was an improvement over the first submission. The Inland Wetlands area had minimal disturbance and they were supportive of the revised configuration.

The following person did not speak in favor or against the application, but had concerns: Mark Williamson, 164 Southdown Drive. Mr. Williamson's concerns were that they reviewed the original plan after having just moved into their home within the past few months and the cul-de-sac was the reason they moved there. He stated that the revised plan was better and created less disturbance to their front yard.

No one spoke against the application.

MOTION: Move that Application #431 – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant, be continued to the April 27, 2022 Regular Meeting of the Planning Commission.

By: Hayden

Seconded: Pose.

For: Hayden, Nardi, Bacchus, Pose and Soares.

Against: None.

Abstain: None.

The application is continued.

ZONING COMMISSION REFERRALS:

3. Application #2433 – Proposed amendments to the Zoning Regulations: 1) to modify the off-street parking requirements for multi-family dwellings in Section VIII B.2.b.(2); 2) to remove subsections V.D.7.d. & V.D.7.e from the general requirements of the A-Multi-Family Residential zone; Attorney Timothy Furey, applicant.

The Commission acknowledged receipt of the following item(s) in their electronic packets: a letter dated March 1, 2022, from Attorney Timothy Furey, regarding Zoning Regulation Text Amendment re: Required parking multi-family housing; a copy of the proposed Exhibit A Application, Timothy W. Furey Esq., Proposed Text Amendments, dated March 2022, to "A. Amend current Section VIII B. 2. b. (2.) and B. Delete the current sections "V.D.A- Multi-Family Residential, Zone 7, General Requirements in the A Zone subsections d. & e."; a copy of the current Zoning Regulations, Page 76 and Page 35, undated; a referral letter dated March 2, 2022, from the Zoning Commission to the Planning Commission, regarding the amendment; four referral memorandum dated March 2, 2022, to the Town Clerks of the towns of Farmington, Plainville, Southington and Therese Pac, Town and City Clerk of Bristol, from the Zoning Commission; a Staff referral report, dated March 14, 2022, to the Planning Commission, CEO, and City Planner of Bristol, Capitol Region Council of Governments (CRCOG), Northwest Hills Council of Governments (NHCOC), and Naugatuck Valley Council of Governments (NVCOC) Regional Planning Commission (RPC) representatives; a memorandum dated March 2, 2022, to the Naugatuck Valley Council of Governments (NVCOC) Regional Planning Commission, regarding the Zoning Regulation Referral, from the Bristol Zoning Commission; a Zoning Referral Form dated March 2, 2022, from the Zoning Commission to the CRCOG, regarding Notification Of Referrals By Zoning Commissions; and a memorandum dated March 2, 2022, to the Capital Region Council of Governments (CRCOG), Regional Planning Commission, , and Christopher Henchey – CRCOG – (via email) from the Bristol Zoning Commission, regarding the Zoning Regulation Referral.

Charles Talmadge, Development Planning Solutions, 73 Meadow St., representing Attorney Timothy Furey, apologized because Attorney Furey was unable to attend this evening.

Mr. Talmadge explained there were 3 proposed amendments for parking in the A-zone to the Regulations. (1) to reduce the baseline parking spaces (2.5 existing Regulations) to 1 space per bedroom not to exceed 2.5 spaces; (2) to delete the Regulation that prohibits drive isles or windows 20 ft. from a door or window; and (3) to delete the Regulation to count parking behind garages.

Their traffic engineer, F.A. Hesketh, agreed with the proposals. They have constructed several multi-family houses and they thought that this would be an appropriate time to consider revisions to revisions to the parking requirements.

Commission inquiries: Mr. Flanagan reviewed the existing baseline parking spaces that applied to all the different zones (except for the A-zone.) Regarding parking behind garage doors to be counted as parking spaces, he was unsure of its origin, but it should not be in the Regulations. He spoke to Attorney Furey about deleting this because it seemed unnecessary.

The Commission commented this amendment was timely with the re-write of the Zoning Regulations.

Commission inquiries: Commissioner Nardi voiced some concern with the second proposed revision (drive aisles and windows within 20' ft. of a door or window). Regarding deleting Section V.D.7.d., Mr. Talmadge explained multi-family houses usually do not have concerns with headlights shining in windows because the parking is setback at least 20 ft. He also mentioned there was new window technology and screening options are always an option.

MOTION: to send a positive referral to the Zoning Commission for Application #2433 – Proposed amendments to the Zoning Regulations: 1) to modify the off-street parking requirements for multi-family dwellings in Section VIII B.2.b.(2); 2) to remove subsections V.D.7.d. & V.D.7.e from the general requirements of the A-Multi-Family Residential zone; Attorney Timothy Furey, applicant, because the Planning Commission finds that the text amendment, as presented, would be consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018, and specifically:

1. Section 10.3.2 Housing Design:

Require that parcels for multi-family residential development be of suitable size and configuration to accommodate good site layout and design.

By: Nardi

Seconded: Hayden.

For: Hayden, Nardi, Bacchus, Pose and Soares.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

CITY COUNCIL AND OTHER REFERRALS:

4. C.G.S 8-24 Reviews:

a. Sale of municipal property:

i. Map 30 Lot 4 – North Main Street

The Commission acknowledged receipt of the following item(s) in their electronic packets: a letter dated March 9, 2022, from Therese Pac, Town and City Clerk, C/O the City Council, regarding the City Council's referral to the Planning Commission, regarding the property; a copy of the CT General Statutes 8-24 – Municipal improvements, Current as of: 2014; a memorandum dated March 14, 2022, from Justin Malley, Economic and Community Development to the Planning Commission, regarding the 8-24: Wheeler Health Headquarters – 1 Hope Street on Centre Square.

Mr. Flanagan explained there were several referrals to the Commission this evening and he also e-mailed a copy of the 8-24 Connecticut General Statute requirements for reference. He commended the Acting Chairman Soares for mentioning the 8-24 requirement with respect to the City Hall project at the February meeting. Subsequent to that meeting, Mr. Flanagan spoke with the Corporation Counsel's Office about the need for these referrals. This particular applicant has been to the Zoning Board of Appeals and the City Council entered into an agreement with the applicant to purchase the property. The applicant is currently are working on their Site Plan.

Mr. Flanagan read into the record the memorandum dated March 14, 2022.

Mr. Flanagan explained the North Creek Conduit is located near the property and Staff supported the referral from City Council.

MOTION: Move to make a motion to send a positive referral to the City Council for Map 30 Lot 4 – North Main Street (Wheeler Clinic) because the Planning Commission finds that the sale of the property, as presented, would be consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018, and specifically:

Section 8.2.2. Promote Mixed Uses

1. Reinforce the appropriate mix of uses in downtown Bristol.

By: Nardi

Seconded: Pose.

For: Hayden, Nardi, Bacchus, Pose and Soares.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

ii. Map 30 Lot 5 – North Main Street

iii. Map 26 Lot 6 – North Main Street

iv. Map 26 Lot 7 – North Main Street

v. Map 26 Lot 8 – North Main Street

The Commission acknowledged receipt of the following item(s) in their electronic packets: a letter dated March 9, 2022, from Therese Pac, Town and City Clerk, C/O City Council, regarding the City Council's referral to the Planning Commission of the property; a copy of the Connecticut General Statutes 8-24 – Municipal improvements Current as of: 2014; a memorandum dated March 14, 2022 to the Planning Commission from Justin Malley, Economic and Community Development, regarding 8-24: By Carrier Mixed-Use Development – Centre Square Parcels 5, 6, 7, 8.

Mr. Flanagan explained these were referrals for the Carrier Mixed-Use Development. The Staff supported a positive referral. His view was that this concept would be a good fit for the property and for the downtown. Mr. Flanagan read into the record the memorandum dated March 14, 2022.

MOTION: to send a positive referral to the City Council for:

Map 30 Lot 5 – North Main Street
 Map 26 Lot 6 – North Main Street
 Map 26 Lot 7 – North Main Street and
 Map 26 Lot 8 – North Main Street (Carrier Construction – Mixed Use Development)

Because the Planning Commission finds that the sale of the property, as presented, would be consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018, and specifically:

Section 8.3.2. Promote Mixed Uses

1. Reinforce the appropriate mix of uses in downtown Bristol.
6. Encourage the provision of new housing units at appropriate locations in downtown Bristol

By: Nardi

Seconded: Hayden.

For: Hayden, Nardi, Bacchus, Pose and Soares.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

- a. Substantial improvement of municipal property:
 - Map 26 Lot A-1 – 111 North Main Street
 - vi. City Hall Renovations

The Commission acknowledged receipt of the following item(s) in their electronic packets: a letter dated March 9, 2022, from Therese Pac, Town and City Clerk, C/O City Council, regarding the City Council's referral to the Planning Commission of the property; a copy of the Connecticut General Statutes 8-24 – Municipal improvements Current as of: 2014; a memorandum dated March 14, 2022 to the Planning Commission from Justin Malley, Economic and Community Development, regarding the 8-24: City Hall Renovation – 111 North Main Street.

Raymond Rogozinski, P.E., Director of Public Works, City of Bristol, 111 North Main St., explained this was an 8-24 Referral for substantial improvement for City Hall, which will be a total renovation. The City of Bristol will proceed with construction shortly and they are currently moving employees out of City Hall. The building would be gutted, renovated, and a new addition will be added to the North Main St. portion of the building to support handicapped access. The primary purpose of the addition was to improve the entrance at grade with an elevator to all the floors.

MOTION: Move to send a positive referral to the City Council for Map 26 Lot A-1 – 111 North Main Street (City Hall Renovations) because the Planning Commission finds that the City Hall Renovations, would be consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018, and specifically:

Section 12.4.2.

1. Address the space/building needs at City Hall while maintaining a City Hall presence in downtown Bristol.

By: Nardi

Seconded: Hayden

For: Hayden, Nardi, Bacchus, Pose and Soares.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.
vii. Revised Right of Way

The Commission acknowledged receipt of the following item(s) in their electronic packets: a letter dated March 9, 2022, from Therese Pac, Town and City Clerk, C/O City Council, regarding the City Council's referral to the Planning Commission of the property; a copy of the Connecticut General Statutes 8-24 – Municipal improvements Current as of: 2014; a memorandum dated March 14, 2022 to the Planning Commission from Justin Malley, Economic and Community Development, regarding the 8-24: City Hall Renovation – 111 North Main Street and a memorandum dated March 1, 2022 to Mayor Jeffrey Caggiano and the City Council from Raymond A. Rogozinski, P.E., Director of Public Works, regarding North Main Street Roadway Right of Way Revision.

Raymond Rogozinski, P.E., Director of Public Works, City of Bristol, 111 North Main St., explained this was an 8-24 Referral for the renovation of City Hall and to increase and improve the handicapped accessibility. The intent was to construct angled parking off on North Main St. similar to the Riverside Ave. improvements of a few years ago. There would be enough distance from the rear of vehicles to the edge of the travel way (8 ft.) for an area of safety for vehicles to pull out into traffic safely. The amendment to the right of way would make the building more conforming with Zoning Regulations, with respect to the build-to-line.

Commission inquiries: Mr. Rogozinski, P.E., explained the access to the parking in front of the renovated City Hall would be limited to south bound traffic only.

MOTION: Move to send a positive referral to the City Council for Map 26 Lot A-1 – 111 North Main Street (Revised Right of Way) because The Planning Commission finds that the use of the property, as presented, would be consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018, and specifically:

Section 8.3.4.

2. Consider ways to allow and encourage on-street parking spaces, where appropriate.

By: Nardi

Seconded: Hayden.

For: Hayden, Nardi, Bacchus, Pose and Soares.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

viii. Parking Garage – (Corner of Meadow Street and Kelley Street)

The Commission acknowledged receipt of the following item(s) in their electronic packets: a letter dated March 9, 2022, from Therese Pac, Town and City Clerk, C/O City Council, regarding the City Council's referral to the Planning Commission of the property; a copy of the Connecticut General Statutes 8-24 – Municipal improvements Current as of: 2014; and a memorandum dated March 14, 2022 to the Planning Commission from Justin Malley, Economic and Community Development, regarding the 8-24: City Hall Renovation – 111 North Main Street.

Raymond Rogozinski, P.E., Director of Public Works, City of Bristol, 111 North Main St., explained this request for a parking garage on the corner of Meadow Street and Kelley Street. The plan was to build a parking garage with 2.5 floors with approximately 150 parking spaces. This would be for parking for the employees of City Hall and the Police Department with security measures for Police Department.

Commission inquiries: Mr. Rogozinski, P.E., explained the proposed parking garage would not be connected to the existing Police Department building because of the expense of that plan, but that option would continue to be reviewed. The upper deck of the parking garage would have security measures for the Police Department Staff personal vehicles. This would be a stand-alone garage with no elevator and handicapped parking at the ground level.

Commissioner Nardi recused himself from voting on this application because of a business conflict of interest. Acting Chairman Soares designated alternate Commissioner Rasmussen-Tuller to vote in place of alternate Commissioner Nardi.

MOTION: Move to send a positive referral to the City Council for Map 26 Lot A-1 – 111 North Main Street (Parking Garage – Corner of Meadow Street and Kelley Street) because The Planning Commission finds that the use of the property, as presented, would be consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018, and specifically:

Section 8.3.4.

7. Use structured parking in order to reduce the amount of parcel area devoted to surface parking lots.
Structured parking can also shorten walking distances to building entries.

By: Hayden

Seconded: Rasmussen Tuller.

For: Hayden, Nardi, Bacchus, Pose and Soares.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

5. Review of the DRAFT 2022 City of Bristol Affordable Housing Plan

The Commission acknowledged receipt of the following item(s) in their electronic packets: a copy of the draft Bristol AH Plan – Revised Draft for Planning Commission dated March 16, 2022 to 2027, Affordable Housing Plan, Revised Draft – Planning Commission” prepared by Planimetrics.

Glenn Chalder, Planning Consultant, President of Planimetrics, 136 Simsbury Rd, Avon, reviewed a PowerPoint presentation of a summary of the plan regarding the Draft 2022 Affordable Housing Plan. After their meeting last month, he sent an e-mail out for an interview for the preparation of the draft plan for additional comments.

Mr. Chalder is requesting that the Commission schedule a public hearing for this document in May 2022. The State passed an Act in 2017 that requires municipalities to plan for affordable housing to low and moderate income. Each towns plan must be updated every 5 years, which is ongoing with the City. He reviewed the requirements of how the City would increase the number of affordable housing units; income and lease/ownership parameters; housing becoming more unaffordable relative to income; 19,000 units of affordable housing; the need for more affordable housing for lower income residents; 4,000 units that meet the State definition of affordable housing and that at 14.87%, Bristol is exempt from affordable housing 8-30g appeals process.

Regarding strategies, Mr. Chalder explained there are units and assisted housing constructed by developers for low to moderate income persons, which meet a need of the city. The city should continue to work with the developers. They should educate the community about affordable housing impediments, and the need for additional affordable housing, and work with the Economic Community Development and the Housing Authority in this regard.

Regarding enhancement to housing related support services, the need for additional social service support for renters in order to avoid housing problems for landlords and tenants and to minimize problems between the two and respond as necessary.

If the Commission is comfortable with these suggestions, he requested their comments, tweaks to his modifications to the plan, and to schedule a public hearing at the end of May. Dr. Dawn Ledger attended their last meeting and would like the CDGB referenced in the plan for 2020-2024 with the goals of the CDGB consolidated plan.

Mr. Flanagan noted Mr. Chalder attended their Site Plan Review Committee meeting to review the plan with various Staff recently. If the Committee has any comments, they may e-mail or call him. He would also post the document on the City's Website.

MOTION: Move that the DRAFT 2022-2027 City of Bristol Affordable Housing Plan be scheduled for a Public Hearing at the Regular Meeting of the Planning Commission on: Monday, May 23, 2022 at the Bristol Board of Education Auditorium, 129 Church Street at 7:00 PM.

By: Nardi Seconded: Hayden.

For: Hayden, Nardi, Bacchus, Pose and Soares.

Against: None.

Abstain: None.

The Bristol Affordable Housing Plan is scheduled for public hearing.

STAFF REPORTS:

6. Monthly Subdivision Status Report

The Commission acknowledged receipt of the following item in their electronic packets: the updated monthly Subdivision status report updated March 17, 2022.

Ms. Levesque explained for the Bristol Crossings/Corbin Ridge that Public Works should receive a check for the storm water trust by the end of April and potentially accepting Corbin Ridge – Phase 3. Great Pyrenees Way was constructing in the town of Burlington. They have not requested any road acceptance. Laurentide Glen, Phase I, all the houses are sold and the applicant would be requesting a street acceptance. Phase 3 was installing utilities, water and storm drainage. They are inspecting the property as they construct. Phase 4 would request a minor modification to the grading to reduce cuts, and has been reviewed administratively. Phases 5 and 6 were in the future. The 505–545 Redstone Hill Rd. plans were in the process of finalizing easements (drainage and sewer), and filing the Mylar map to record the lots should take place soon.

7. City Planners Report

a. Revised 2022 Planning Commission Meeting Schedule

The Commission acknowledged receipt of the following item in their electronic packets: the Revised 2022 Planning Commission Meeting Schedule dated March 1, 2022 (Revised) and a copy of the 2022 REVISED Schedule of Regular Meetings and Application Filing Deadlines Municipal Land Use Boards City of Bristol, Connecticut.

Mr. Flanagan explained the new revised schedule calendar was filed with the City Clerk. The calendar had to be amended to show the changes for all the Land Use Commissions that have rescheduled meetings. He met with the superintendent for the Board of Education and reviewed the technology for their meetings at the Church Street location.

Commissioner Rasmussen-Tuller reiterated his concern of the day for the rescheduled meetings and requested that the Commission reconsider because he had other commitments. He suggested that they retain the same meeting day, but at a different location. There was no further comment.

COMMUNICATIONS:

Acting Chairman Soares reminded the Commission their next regular meeting was on Wednesday, April 27, 2022, at City Hall.

ADJOURNMENT:

Motion was made by Commissioner Nardi to adjourn.

Motion seconded by Commissioner Pose.

Motion carried 5-0.

The meeting adjourned at 8:30 P.M.

These minutes represent the proceedings of the meeting.

This meeting was taped.

Respectfully submitted,
Nancy King

Christopher Nardi
Acting Secretary
City Planning Commission