



MEETING MINUTES
Planning Commission
2023-01-24
6:30 p.m. In-Person and Zoom Meeting

Commissioners Present: Chair Lamar Mathews, Vice-chair Lisa Bonwell, Ann Esch, Rocco Blasi, Mike Frey

Commissioners Absent:

Board of Trustees Liaison: Mayor Todd Dixon

GMF Staff: Bo Ayad (Town Clerk/Treasurer) and Becky Frank (Town Manager)

Agenda Item	Motion/Discussion
1. CALL TO ORDER / Pledge of Allegiance/ROLL CALL	Meeting called to order at 6:31 pm.
2. AUDIO CHECK	Audio is good for Zoom participants.
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Motion to approve agenda as presented. Motion passes unanimously.
4. PUBLIC COMMENT	Mr. Howard Price commented from Zoom regarding a lack of notice on variances and had questions about parking and road access. Concerned about road access and displacement during road closures. Mr. Mac Pitrone shared concerns in person about the pump station, size of the structure and the site location.
5. APPROVAL OF MINUTES	Motion to approve minutes (with typo correction) from 2023-12-06 was seconded and approved unanimously.
6. NEW BUSINESS	A Variance at 10775 Belvidere was discussed. The original structure dated 1938 revealed an encroachment into the R.O.W. by a survey. A motion to approve was seconded and passed unanimously. The application will be added to the Board of Trustees next agenda packet.

7. OTHER BUSINESS	<p>A discussion about the earlier public comments took place. The Town Manager explained that the road closure would be controlled and that no one would be blocked from accessing their properties. Mr. Blasi asked the Variance Checklist be updated to include "Section 4: Notifications." And which party should be responsible for related expenses.</p> <p>A discussion around the fee schedule continued and Mr. Mac Pitrone commented that the pump station will provide water to Chipita Park and Crystola as well as GMF.</p>
8. OLD BUSINESS	<p>Nate Scott presented about the adoption of the new land use code. TM passed out the Planner Job Description. Mr. Blasi mentioned the need to update the Town Zoning Map to reflect changes in the new Land Use Code.</p> <p>A discussion took place between Mrs. Matthews and the TM regarding using a contract planner verse hiring a part time employee.</p>
9. ADJOURNMENT	<p>Meeting adjourned at 8:02pm</p>