



**MEETING MINUTES**  
**Planning Commission**  
**October 12, 2021**  
**6:30 p.m. Zoom Virtual Meeting**

Commissioners Present: Todd Dixon, Sean Ives, Gregory Williamson, Paul Yingling

Commissioners Absent: Lamar Matthews

Ex Officio Member:

Board of Trustees Liaison:

GMF Staff: Nate Scott

Agenda Item	Motion/Discussion	M/S	TD	SI	LM	GW	PY	JN
1. CALL TO ORDER / ROLL CALL	Call to order at 6:30pm.							
2. AUDIO CHECK	All present reported they could hear.							
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Agenda accepted as is.							
4. APPROVAL OF MINUTES-September 14, 2021	Moved to approve.	PY/SI	Y	Y		Y	Y	
5. PUBLIC COMMENT	No Public comment							
6. NEW BUSINESS								
a. No New Business								
7. OLD BUSINESS								
a. OCT2021-01 – 10650 Hondo – Town parcel purchase	NS - Different options were discussed at the last PC meeting. Met with the realtor, Liz, and the buyers. Location of septic was determined. All agreed to purchase the parcel from the town. Encroachment issues would be settled. Perspective buyers will pursue another parcel to the south. Want to improve	SI/PY	Y	Y		Y	Y	

	<p>the overall situation. Property value - comparables - \$2160. Bairs - \$2000 after sale. Will include utility easement.</p> <p>GW - App complete? Fee paid? NS - Yes. Attorney will review before sale for documents. Town attorney could be cheaper but the cost will be passed on to the applicant.</p> <p>TD - Variance for setback? NS - stone wall may still encroach. Buyers will purchase land which would clear up encroachments. TD - Setback with current property? GW - Previous situations there was not the need for variance for existing structures. Creating a legal extension of the existing property. Utility needs easement? NS - Did not hear back from utilities. GW - Utilities need easement. TD - The utility easement is in the contract.</p> <p>Applicant, Bair - No comments, just hear to listen.</p> <p>Moved to submit to the Board for approval. Motion passed.</p> <p>The realtor, Liz, and surveyor had lost audio and wanted to give further information that was not in the packet. GW - What was presented tonight has been moved/seconded and passed to go before the Board. TD - If new information is to be brought before the PC, a new application needs to be filed.</p>							
8. OTHER BUSINESS	<p>TD - Shared PC annual report that will be presented to the Board next week.</p> <p>GW - Appreciate your time and effort on this report.</p>							
9. ADJOURNMENT	<p>Adjourned at 7:01pm.</p>							