



MEETING MINUTES
Planning Commission
May 24, 2022
6:30 p.m. In-Person and Zoom Meeting

Commissioners Present: Mike Frey, Lamar Matthews (Zoom), Paul Yingling (Zoom)

Commissioners Absent:

Board of Trustees Liaison: Mayor Todd Dixon

GMF Staff: Nate Scott (Town Clerk/Treasurer/Planner)

Agenda Item	Motion/Discussion	M/S	PY	LM	MF		
1.	Meeting started without a quorum, so Nina Williams began her presentation about the Land Use Code Update.						
2. CALL TO ORDER / ROLL CALL	Meeting called to order at 6:43pm						
3. AUDIO CHECK	Audio is good for Zoom participants.						
4. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Motion to table the officer election until new commission members are fully installed.						
5. PUBLIC COMMENT	Mayor Todd Dixon – 11045 Iona Ave – comment about Planning Commission appointments. Opinion that all matters should be handled in a quasi-judicial manner, without bias. And reminder about the ability to appoint alternate members.						
6. APPROVAL OF MINUTES a. May 10, 2022, Meeting Minutes	Motion to approve minutes as presented passed unanimously.	MF/LM	A	A	A		
NEW BUSINESS							
7. Application 20220321 – 11110 and 11120 Belvidere Ave	TP Scott advised that the 11110 application meets all setback requirements but the 11120 project will require a variance based on the information given. The proposed deck does not meet the required						

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	<p>setbacks. TP Scott recommended approval of 20220321a but not 20220321b.</p> <p>Motion to approve application 20220321a for 11110 Belvidere.</p> <p>Motion to table 20220321b for 11120 Belvidere until next PC meeting or more information is provided by the applicants.</p>	LM/MF	A	A	A		
<p>8. Volunteer Application Reviews:</p> <ul style="list-style-type: none"> - Lisa Bonwell - Ann Esch - Rocco Blasi 	<p>Lisa Bonwell and Ann Esch each summarize their professional experience, history and relationships with Green Mountain Falls, and why they wish to volunteer on the Planning Commission. Rocco Blasi is not present. Discussion about the possibility to have up to three alternate members and what their role would be.</p> <p>Motion to approve Lisa Bonwell and Rocco Blasi as Planning Commissioners, with Ann Esch as an alternate.</p>	LM/PY	A	A	A		
<p>OLD BUSINESS</p>							
<p>8. Code Rewrite – Final Draft Review and Discussion – Nina Williams, consultant, presenting</p>	<p>Nina Williams gave a summary about the history of the project, stressing public input, and detailing the timeline of the remaining work. Discussion ensues regarding comments submitted by the Commissioners and staff to this point. Nina to make changes discussed after the meeting, will give a new “final draft” to Nate, who will distribute for further comments, due back the week of June 6. A work session will be scheduled at the June 14 meeting to discuss all the comments.</p>						

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9. OTHER BUSINESS	No other business.						
10. ADJOURNMENT	Meeting adjourned at 8:14 p.m.						