



MEETING MINUTES
Planning Commission
September 13, 2022
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: Nate Scott (Town Clerk/Treasurer/Planner)

| Agenda Item | Motion/Discussion | M/S | LM | MF | AE | LB | RB |
|--|---|------------|-----------|-----------|-----------|-----------|-----------|
| 1. CALL TO ORDER / Pledge of Allegiance/ROLL CALL | Meeting called to order at 6:30 | | | | | | |
| 2. AUDIO CHECK | Audio is good for Zoom participants | | | | | | |
| 3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA | Motion to approve agenda as submitted. | RB/MF | A | A | A | A | A |
| 4. PUBLIC COMMENT | None | | | | | | |
| 5. APPROVAL OF MINUTES August 23, 2022, Meeting Minutes | Motion to approve minutes as submitted. | MF/RB | A | A | A | A | A |
| NEW BUSINESS | | | | | | | |
| 6. Application 20220321- Continuation-Easements and Architectural/Zoning Review for 11110 and 11120 Belvidere Ave. | TP Scott summarizes the application. Discussion about insurance requirements. Applicant will explore umbrella policy with their provider to specifically cover all improvements. Motion to approve applications 20220321 a, b, e, and f. | RB/MF | A | A | A | A | A |
| 7. Application 20220906 Shed Construction at 7060 Oak. St. | TP Scott summarizes the application. Discussion about how the parcels involved in this application have been treated as one, as the septic system and home itself are on both parcels. | | | | | | |

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| | Motion to approve application 20220906 as submitted. | AE/LB | A | A | A | A | A |
| | TP Scott summarizes the application and history of the project. | RB/LB | A | A | A | A | A |
| 8. Application 20220910 Final Plat- Black Bear Subdivision | Motion to recommend approval to Trustees for the application for the Black Bear Subdivision. | | | | | | |
| | TP Scott summarizes the application. | RB/AE | A | A | A | A | A |
| 9. Application AUG2021-01- Deck Construction-6855 Hotel St. | Motion to approve the deck construction subject to proof of recording of the Black Bear Subdivision as submitted | | | | | | |
| | Land Use Code Rewrite: a. Updated Timeline Review Discussion about the timeline included in the packet, from Austin Flanagan. Discussion about the timing of public invitations, public notices. Staff will post appropriate notices and newspaper publications. b. Status Update Summary of billed hours on the project to date. (17.5 hours). Articles I – III are finished, halfway through the development standards. c. Discussion-District and Uses Table Discussion about the districts and tables. Chair Mathews will pass on the suggested changes to Austin Flanagan. | | | | | | |
| 10. OLD BUSINESS | No formal action taken. | | | | | | |
| 11. OTHER BUSINESS | None | | | | | | |
| 12. ADJOURNMENT | Meeting adjourned at 8:12 p.m. | | | | | | |