

TOWN OF GREEN MOUNTAIN FALLS

Planning Commission Meeting

2024-03-12 at 6:30 P.M.

REGULAR MEETING MINUTES

Commission Members Present

Ann Esch
Rocco Blasi
Mike Frey
Lisa Bonwell Co-Chair

Commission Members Not Present

Town Clerk

Bo Ayad

Town Manager

Becky Frank

1. Call to Order & Roll Call

Co- Chair Lisa Bonwell called the meeting to order at 6:30 p.m. Roll was taken and all commissioners were present either in person (Blasi & Esch) or on Zoom (Bonwell, Frey). Mayor Dixon was present in person.

2. Additions, Deletions, or Corrections to the Agenda

Commissioner Blasi made a motion, seconded by Commissioner Frey, to accept the agenda as amended. Motion passed unanimously. The amendment was to add an introduction of Baseline Engineering.

3. Consent Agenda

Corrections to the 2023-12-19 Minutes: In pp5 “Char” is corrected to read “Chair”. The Commissioners on Zoom were Mathews. Commissioners In-Person were Bonwell, Blasi, Frey & Esch.

Commissioner Blasi motioned to approve the 2023-12-19 Meeting Minutes, as amended, seconded by Commissioner Frey which passed unanimously.

4. Public Input 3 Minutes Per Speaker

None

5. Reports

Ben Thurston of Baseline Engineering gave a brief introduction to the services to be provided to the Town. Commissioner Blasi asked a question about the PSA which reflects 7 different "Planner" positions which range in hourly pay from \$90 to almost \$180. Mr. Thurston explained that once things are up and running, most fees will be booked at the lower tier pay rates.

6. Public Hearing- Major Site Plan 10325 W. HWY 24

At 6:41pm Co-Chair Bonwell Opened the Public Hearing. Julie Esterl of Baseline Engineering gave a presentation on the details of the application. At 7:03pm Co-Chair Bonwell called the Public Hearing to be closed.

Jesse Stroope made a public comment and provided clarifying details on his application. Mr. Stroope also expressed frustration with the timeline required by the Town to process the application.

Mayor Todd Dixon made a public comment regarding the conditions placed on the application and was concerned that the Town had no authority to enforce some of the conditions. Conditions #3,4,5,6 & 7 were cited as being beyond the scope of the Towns Land Use Code by the Mayor.

Commissioner Blasi agreed with the mayor that some conditions should be eliminated and expressed appreciation in how thorough Baseline Engineering had been in their review of the application. Commissioner Blasi did support condition #5.

A discussion between the Commissioners took place regarding the nature of the development and how it would be welcomed by the community.

Ben Thurston of Baseline Engineering explained that these conditions were only recommendations to the Commission, and it was expressly the decision of the Commission whether to adopt any or all the conditions.

Commissioner Blasi motioned to approve the application with condition# 1 & 2. Commissioner Esch seconded, and the motion passed unanimously.

Business

7a) Agenda Process

The Commission discussed some of the previously re-occurring topics such as: Applicants for PC vacancy, Staging Policy, Stilling Basin, Guard Rail Options, Planning Commission Meeting Schedule, PC Request for application addresses & the Comp Plan.

The Commission chose to keep the following items on future agendas until resolved: Application addresses, Comprehensive Plan.

The current Comp Plan was completed in 2019 and is due again in 2029.

Commissioner Blasi highlighted that the advantage of revisiting at the mid-point (this year) would be to streamline the process by not having to revise as much of the plan which would allow the commission to make the changes in-house with public input rather than hiring a firm which was very costly in the past.

Commissioner Esch commented that the Comprehensive Plan is the same as a Master Plan which is referenced by other communities.

The Planning Commissioners agreed to keep regular meetings on the second Tuesday of each Month with the option of adding a meeting to the fourth Tuesday of each Month.

The Staging Policy has been referred to the BoT for further action. The Town Clerk will provide an update the next possible PC Meeting.

The Town Manager explained that application addresses would not be provided to prevent the appearance of any "Pre-Judgement" of applications. Approved applications will have addresses disclosed.

Guard Rail Options has also been referred to the BoT.

8. Correspondence

None.

9. Discussion Items.

10. Adjournment Meeting adjourned at 7:49pm by Co-Chair Bonwell.