



MEETING MINUTES
Planning Commission
December 14, 2021
6:30 p.m. Zoom/In Person Meeting

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

Commissioners Absent:

Ex Oficio Member: Mayor Jane Newberry - not present

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	Audio check done successfully.							
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Moved that the agenda be approved with the address change, 10680 Florence, on item 6.a. All ayes. Motion passed - 5/0	GW/LM	A	A	A	A	A	
4. APPROVAL OF MINUTES- November 9, 2021 Regular Meeting	All ayes. Motion passed - 5/0	PY/LM	A	A	A	A	A	
5. PUBLIC COMMENT	No public comments registered.							
6. NEW BUSINESS a. DEC2021-01 – 10690 Florence Ave. – Garage Roof and Garage Deck Replace	NS - Applicant, Seever, present at town hall. He wants to replace the roof and deck. Application has been received and paid for. Will be submitted to PPRegional. Contractor must apply for a town business license. Color palette in earth tones as recommended. All materials are approved. Meets setbacks. In hill overlay zone, staff have no concerns. Setbacks covered in nonconforming development of	PY/LM	A	A	A	A	A	

	<p>code. No change in garage footprint. Status tracked through PP building.</p> <p>PY - PC does not do roof approvals? NS - All in one project falls in the PC purview. Applicant - I have to take the deck off to get to the roof.</p> <p>Applicant - Nothing to add beyond the letter of explanation. Putting it back to the way it was and now has to conform to code.</p> <p>Moved to approve the project at 10680 Florence contingent on the contractor getting a business license with the town.</p> <p>All ayes. Motion passed - 5/0</p>							
<p>7. OLD BUSINESS</p> <p>a. Discussion – Code Rewrite – Draft Installment #1 and next steps</p>	<p>NS - Met with Nina Williams, attorney. Reminder about the process which was started a year ago. When there was a full-time planner and intern, the town staff was going to have more contributions to the rewrite. Timeline has been pushed back. See attached for proposed timeline. Attachment will be BCCd to PC members for feedback. Reply to NS with feedback by Dec 31. He will send it to Nina. Jan 11 meeting not planned for Nina to be there. Jan 25 work session planned and should include Installment #2. PowerPoint will be used for installments #2 and #3 based on her drafts and will include main change points. Public will be invited to comment at Feb 8 meeting. Plan is to present the draft to the Board on Mar 1. Concept is to propose codes that make sense for GMF.</p> <p>NS - Does Jan 25 work for everyone? LM can't make it but does not want to slow up progress. TD - Prefer</p>							



**Town of Green Mountain Falls
 Planning Commission Meeting Minutes
 Zoom Virtual Meeting
 Tuesday, April 14, 2020 at 6:30 p.m.**

	<p>a separate PC work session. GW - agree with a separate work session. NS - LM should have time to review and include comments into the meeting. TD - Would like members physically present for the work session.</p>							
<p>8. OTHER BUSINESS</p>	<p>TD - PC will continue to use Zoom for the time being. If funding issues arise, MS teams can be used. PC committee elections will be held at the January meeting. TD announced he will be running for mayor and will not be available to chair next year.</p>							
<p>9. ADJOURNMENT</p>	<p>Adjourn at 7:02pm</p>							