



MEETING MINUTES
Planning Commission
January 11, 2022
6:30 p.m. Zoom/In Person Meeting

Commissioners Present: Todd Dixon, Sean Ives, Lamar Mathews, Paul Yingling

Commissioners Absent: Gregory Williamson

Ex Oficio Member: Mayor Jane Newberry

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 6:32pm							
2. AUDIO CHECK	Audio check done successfully.							
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	All ayes. Motion passed - 4/0	PY/LM	A	A	A		A	
4. APPROVAL OF MINUTES- December 11, 2021 Regular Meeting	All ayes. Motion passed - 4/0	LM/PY	A	A	A		A	
5. PUBLIC COMMENT	No public comments registered.							
6. NEW BUSINESS a. 012022-01 – 11120 Falls Ave. – Deck Replace	NS - Will change how the permits are numbered by date received for ease of tracking. Applicant wanting to replace a deck and has paid fees. Plan has been submitted to PPR. Removal of old deck. Slightly larger footprint but does not protrude the house walls. No ILC. Drawing submitted with dimensions. Tracked site by electrical poles and neighbors recently marked property lines. Materials and drawings were reviewed. Shared PC meeting time	PY/LM	A	A	A		A	

	with applicant but was possibly too late to join so applicant was not present. TD - Is it a 5000 lot? NS = yes. Moved to approve the deck replacement at 11120 Falls Ave. All ayes - 4/0. Motion passed.							
b. Nominating officers for 2022	TD - Running for mayor. Will be time consuming. NS - Willing to volunteer as secretary. Delay elections until work session since a PC member is absent? LM - cant be at work session. TD - hold off until all of the committee members are there. ND - thanked NS for volunteering as secretary. PY - Have nominations tonight. Follow up with approval. Are there off setting terms? JN - since it is voted at the first meeting, not an issue. LM - nominated GW - chair, SI - vice chair, NS - secretary. NS - need applications to fill empty spots on the PC. SI - appreciate the nomination but running for board. NS - why not keep the chair and vice chair until elections. LM - keep as is and revisit after elections. Nominated TD - chair, GW - vice chair, NS - secretary. TD - vote on chair and secretary since GW is not present. PY - seconded chair and secretary and revisit vice chair at work session. All ayes - 4/0. Motion passed.	LM/PY	A	A	A		A	
7. OLD BUSINESS a. Discussion – Code Rewrite Status	TD - phone call with attorney last week about concerns with rewrite. Thresholds set at the present would eliminate PC. TD will meet with the town attorney to walk through the items of concern. Need the code to fit the size of GMF. NS - Due to lack of town staff, attorney had to do more on her own. Reason for 2/3 budget being spent already. Modernizing the code, best practices as a town attorney. Not a lot of time/money to have back and forth conversations. Best to let her continue on the							



	<p>path she is on. Hold a session in March to go over changes. LM- what is needed from the PC tonight? TD - no action necessary tonight. Feedback with what has been presented? LM - same concerns as you do. Let TD handle it. NS - still have 2 more installments left. 2 and 3 installments are the meat of the code. Administrative manual. LM - what is your recommendation? Should TD not meet with attorney? TD - dont want to derail the process but still want to meet with the attorney. LM - wait until the end? TD - concern is the ripple effect. Catch it early. NS - will review the attorney contract. Analyze the final product and have a marathon work session to go over concerns.</p>							
8. OTHER BUSINESS	None.							
9. ADJOURNMENT	Adjourn at 7:10pm							