



**MEETING MINUTES**  
**Planning Commission**  
**August 23, 2022**  
**6:30 p.m. In-Person and Zoom Meeting**

Commissioners Present: Chair Lamar Mathews, Vice-chair Lisa Bonwell, Ann Esch, Mike Frey, Rocco Blasi

Commissioners Absent:

Board of Trustees Liaison: Mayor Todd Dixon

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

<b>Agenda Item</b>	<b>Motion/Discussion</b>	<b>M/S</b>	<b>LM</b>	<b>MF</b>	<b>AE</b>	<b>LB</b>	<b>RB</b>
1. CALL TO ORDER / ROLL CALL	Meeting called to order at 6:30 p.m.						
2. AUDIO CHECK	Audio is good for Zoom participants.						
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Motion to approve agenda as presented	RB/LB	A	A	A	A	A
4. PUBLIC COMMENT	No public comment.	None					
5. APPROVAL OF MINUTES - August 9, 2022, Meeting Minutes	Motion to approve minutes as presented	MF/AE	A	A	A	A	A
<b>NEW BUSINESS</b>							
6. Public Hearing: Variances for 11110 and 11120 Belvidere Ave.	Public hearing called to order at 6:32 pm.  TCTP Scott summarizes the posting history and the variance requests.  No public comment. Public hearing closed at 6:35 pm.	None					
7. Application 20220321 – Easements and Variances for 11110 and 11120 Belvidere Ave.	TCTP Scott gives a more detailed summary of the application and required processes for the easement and variance requests.						

**MEETING MINUTES**

**Planning Commission**

**August 23, 2022**

**6:30 p.m. In-Person and Zoom Meeting**

	<p>Discussion about nonconforming uses regarding building and deck footprints. Confirmation from the applicants that the footprints of the decks are not changing.</p> <p>Move to approve (MF), with amendment to waive future annual easement fees (RB).</p>	<p>MF RB/MF</p>	<p>A</p>	<p>A</p>	<p>A</p>	<p>A</p>	<p>A</p>
<p>8. Application 20220804 – Easement Application for 10565 Foster Ave</p>	<p>TCTP Scott gives summary of the history of the application and the proposed design. Discussion about the proximity of utilities as a factor in the decision. Discussion about how this differs from the above Belvidere app – existing use vs. new use. Concerns raised about emergency vehicle access and the limited ROW space in this area.</p> <p>Motion to deny the request as submitted.</p>	<p>RB/LM</p>	<p>A</p>	<p>A</p>	<p>N</p>	<p>A</p>	<p>A</p>
<p>OLD BUSINESS</p>							
<p>9. Code Rewrite</p>	<p>a. Discussion with associate attorney and land use specialist Austin Flanagan of Hoffman, Parker, Wilson &amp; Canterberry, P.C.</p> <p>Mr. Flanagan gives an assessment of the status of our project and summarizes options to proceed. He explains his professional and relevant experience. Discussion about how to proceed, the timeline, and what of the current draft could be used.</p> <p>b. Land Use Code alternatives</p> <p>Discussion about the budget. What has been spent to date and what is left. Talk about alternatives: the</p>						

**MEETING MINUTES**

**Planning Commission**

**August 9, 2022**

**6:30 p.m. In-Person and Zoom Meeting**

	<p>ideas of getting training for the PC; if another extension is requested/granted, reposting the RFQ; consultants and attorneys together; Planning Commission step aside. TM Frank lists off possible sources for training. Mayor Dixon will send out the page on the DOLA site with planning training webinars. Planning Commission verbally agrees that the plan to move ahead with Mr. Flanagan’s services, as he is already under contract with the Town’s attorney firm. Staff will keep PC posted weekly on hours worked.</p> <p>Motion to continue the land use code rewrite using Austin Flanagan.</p> <p>    c. Presentation – Preliminary Zoning Summary</p> <p>Motion to table this discussion.</p> <p>    d. Continued review of land use code draft</p> <p>Motion to table this item. No second or vote.</p> <p>Chair Matthews begins a discussion about what our policy priorities are. Discussion about affordable housing, what it means, and whether it is a priority or not. PC agrees this is not a priority at this time. Discussion about fire mitigation code. PC agrees this is a priority. Discussion about the proposed historic preservation overlay zone district. PC is open to it, as long as it is the owner’s choice/request. Don’t want to spend a lot of money on it.</p>	<p></p> <p>RB/MF</p> <p></p> <p>RB/MF</p> <p>LM/</p>	<p></p> <p>A</p> <p></p> <p>A</p>	<p></p> <p>A</p> <p></p> <p>A</p>	<p></p> <p>A</p> <p></p> <p>A</p>	<p></p> <p>A</p> <p></p> <p>A</p>	<p></p> <p>A</p> <p></p> <p>A</p>
--	---	--	-----------------------------------	-----------------------------------	-----------------------------------	-----------------------------------	-----------------------------------

**MEETING MINUTES**

**Planning Commission**

**August 23, 2022**

**6:30 p.m. In-Person and Zoom Meeting**

10. OTHER BUSINESS								
11. ADJOURNMENT	Meeting adjourned at 8:23 p.m.							