

PLANNING COMMISSION
Wednesday, February 6, 2019
5:00 pm
Town Council Chambers

Members Present:

Lon Fox
Jerry Hoffman
Ryan Jaromin
Tom Chiudioni
Jason Gasaway
Bryan Smith

Members Absent:

Mark Darrall

Others Present:

Matt Ray
Erin Hurley
Maura Hoff, Defur Voran
Brian McNearney, Context
Derrek Fields, Context
Mike Blanch

The meeting was called to order at 5:15 pm by Ryan Jaromin who then led the Pledge of Allegiance. Members present were Ryan Jaromin, Lon Fox, Jason Gasaway, Tom Chiudioni, Jerry Hoffman, and Bryan Smith. Mark Darrall was absent. The minutes from the January 16, 2019 meeting were distributed. Motion to approve the minutes was made by Lon Fox. Second by Bryan Smith. All members present voted Aye.

Old Business:

Ordinance 776 Amending Zoning Ordinance

Brian McNearney and Derrek Fields of Context reported on changes they have made to the proposed "Downtown Overlay District" since the last meeting. They took the comments and suggestions from the Planning Commission members and made additional updates including clarifying color palettes, sign measurements, parking standards, and language to protect the existing green infrastructure. Derrek Fields stated that he would forward a new document to the members with the changes highlighted.

There was a discussion about existing structures in the overlay district and how they will be impacted by the proposed fees. Also discussed was the level of improvement or change on existing structures that would necessitate compliance with the new zoning ordinance and the timing of that compliance for pending projects. There was also concern about insurance coverage on existing buildings that sustain a total loss; insurance proceeds may not cover rebuilding to the new construction standards. Matt Ray stated that we may need to use zoning compliance permits for minor improvements which we do not utilize presently.

Maura Hoff stated that the fee structure will be approved by the Town Council, not by the Planning Commission. The Architectural Review Board is set up as a technical advisory committee to review building plans. If plans are denied by the ARB the next step would be to go to the Planning Commission. She will remove ARB specifics and fees from the proposed ordinance.

Jason Gasaway moved to table Ordinance 776 until the changes discussed can be made by counsel. Second by Lon Fox. All members present voted Aye.

The next Planning Commission meeting will be March 6, 2019 at 5:00 pm.

Meeting adjourned at 6:05 pm.

President



Secretary

