

Members Present: Greg Heyer, Richard Wimble, Scott Carpenter, Amit Saini

Public Present: Amber Soter, ZA,

7:00 PM – G. Heyer called the meeting to order.

The board was asked to discuss the proposed cell tower lease on Fairfax Town Land. They are in favor of the proposed cell tower and feel it aligns with the Town Plan. While they acknowledge that there may be a short term impact/disturbance to wildlife and vegetation, the proposed cell tower also promotes numerous goals and policies outlined in the Plan, specifically under the Facilities, Utilities, & Services section. It has been noted that additional service is need to expand service and provide quality service to the residents of Fairfax. The board acknowledges and respect opposing views on this but feel the overall benefits outweighs the cost.

MPG discussion- the board discussed the receipt of a large Municipal Planning Grant to help guide Fairfax through it’s rapid growth. The request for proposals (RFP) to hire a consultant needs to be published. The RFP needs to mention desired deliverables. Some items discussed were; a revised Zoning District map with growth proposals based on potential future growth; insuring our development regs align with sustainable development, Alternatives to Village growth if public infrastructure is not expanded, the use of PUD’s as loopholes, and how can we incentivize housing affordability.

CNU Study Discussion- The individualized results from the Zoning for Great Neighborhoods were received. The board reviewed Development Regulation amendment ideas. Many ideas were found to be items that the board has on their radar currently. A big discussion was about lowering/eliminating the parking requirements. There was also discussion about the Development Review Process and how to simplify for small scale projects so they aren’t subject to the same requirements as large scale projects. There was talk about creating check lists that can be approved administratively if requirements are met.

Development Regulation Amendments- The board is in the final steps to have the amendments ready to be approved. While regulations are constantly evolving, they decided to go with what they have and bring forth the proposals. Some of the larger topics will be addressed with our grant and over the next year or so. One being road standards. The board discussed inviting the public to a meeting solely dedicated to the road standards and listen to concerns and ideas.

8:55 PM- A. Saini made a motion to approve the minutes from October 15, 2019. **R. Wimble 2nd**. All in favor. The next Planning Commission meeting will be November 5, 2019.

9:05 PM – A. Saini moved to adjourn; **S. Carpenter** second. All in favor.

Respectfully submitted,
Amber Soter, Assistant to the Planning Commission

Signed: _____ Date: _____

For the Planning Commission

.....*These minutes are unofficial until approved at the next regularly-scheduled meeting. All motions were unanimous unless otherwise indicated.*