

Members Present: Greg Heyer, Mark Kane, Richard Wimble, Scott Carpenter

Public Present: Amber Soter, ZA

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

7:02 PM- M. Kane made a motion to approve the minutes from February 5, 2019. **R. Wimble 2nd**. All in favor.

There was a brief discussion about the fee sheet. Discussion included possible amendments to commercial projects and a small fee for permit amendments as some times this can take a decent amount of administrative time. The fee schedule can be amended at any time.

Additional discussion on Accessory Dwelling Units. Review of the changes and then there was discussion on whether we have to have owner occupied, what is preventing them to be in compliance if they are not owner occupied and how can we possible amend regulations to allow non-owner-occupied compliance in some. The discussion included minimum lot sizes and density requirements in certain areas. Currently in a 2-acre zone, you need 4 acres to have a two unit dwelling. The board discussed lightening some density requirements but came to no official conclusions. There was also review of the revised operating farm accessory dwelling units. Some minor qualifications need to be added to include Certificate of Occupancy and setback requirements.

Review of Section 2.1.E, Amendments. Review and grammatical changes occurred. This section outlines amendment process in more detail.

Discussion of Zoning Administrators meeting with the NRPC about upcoming changes to regulations. Discussion on the process of amending land use districts and how the municipal plan needs to be updated to do this. The board would like assistance in form of a contract or grant.

Discussion on Accessory Uses and if they are subordinate to the primary use, would this not qualify as “mixed use” as isn’t the primary use. For example, if a company wants to provide a daycare for their workers, can this be an Accessory Use in a district that does not permit Mixed Use?

Home industry and Home Occupation site plan requirements were discussed. How can we make this more attainable and possibly just Conditional Use.

The next Planning Commission meeting will be April 2, 2019 .

9:15 PM – M. Kane moved to adjourn; **R. Wimble** second. All in favor.

Respectfully submitted,
Amber Soter, Assistant to the Planning Commission

Signed: _____ Date: _____

For the Planning Commission

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