

**Montpelier Planning Commission Meeting  
July 14, 2014**

*Approved 9/15/14*

**Present:** Kim Cheney, Jon Anderson, Alan Goldman, Jesse Moorman, Eileen Simpson, Tina Ruth, Michael Miller, Brandi Saxton.

**Call to order by the Chair:** The meeting was called to order by the Chair, Kim Cheney.

**Comments from the Chair:** There were no comments from the Chair.

**Review of minutes from March 24th, April 28th, May 12th, June 9th and June 23rd, 2014:**

Jon moved to approve the March 24 minutes as presented, Tina seconded, the motion passed.  
Jon moved to approve the April 28 minutes as presented, Tina seconded, the motion passed.  
Jon moved to approve the May 12 minutes as presented, Eileen seconded, the motion passed.  
Jon moved to approve the June 9 minutes as presented, Alan seconded, the motion passed.  
Jon moved to approve the June 23 minutes as presented, Tina seconded, the motion passed.

**Continue Review of Part 2 - Zoning Districts & Standards (handed out June 9):**

Jon mentioned that the first part follows Chittenden County's charts and format and it was decided to follow the northern counties instead.

The definitions are in Part 5. ~~Village Commercial was multiple districts, CB-I and CB-II. Urban center will be the new term. Medium density residential will be delegated to section 4. Section 5 is essentially Sabin's and Stonewall Meadows.~~ *The names for the seven Zoning districts were discussed. The Village Commercial district, which contains the current CB-I and CB-II districts, will be named Urban Center. The Village Residential District which is the current High Density Residential (HDR) will be named High Density District (HD). The Gateway District will remain the Gateway District (GW). The Suburban District which is the current Medium Density Residential District (MDR) will remain the Medium Density Residential district (MDR). There was discussion about the Planned Development District, which contains the areas that are currently called, Sabin's Pasture, Crestview Meadows and Stonewall Meadows. No decision was made. Jessie made a motion to call those sections "TBD" and continue the discussion at a later meeting, Jon seconded and the vote was 5 to 1 in favor.*

Alan said that the maps that Brandi is working from are not the maps that had been agreed upon in previous meetings.

Jesse made a motion that district 5 will be TBD, Jon seconded. The vote in favor was 5-1 with Alan dissenting.

Jesse made a motion that the new iteration of the map show the name changes.

Jon said that he was willing to keep the charts.

Eileen wants the phrase "within pre 1987 buildings" removed from wherever it appears.

Jesse suggested that the wording be "gasoline stations should be prohibited in the Urban Center district except Crossroads".

Car washes are included with gas stations – Mike suggested they might be broken out and be separate uses.

Alan would like to get guidance from the Council on maps. He will send what he has to Brandi. Eileen made a motion that the minutes specifically state motions and results. Jesse seconded. The motion passed unanimously.

The next meeting will be July 28. The meetings in August will be the 11<sup>th</sup> and the 25<sup>th</sup>. If people can't make meetings, let Mike know so if there won't be a quorum, Brandi won't have to make the trip.

**Adjournment:** Jon made a motion to adjourn, Eileen seconded, the motion passed unanimously.

Respectfully submitted,

Tami Furry  
Recording Secretary