

**Montpelier Planning Commission Meeting
January 13, 2014**

Approved March 24, 2014

Present: Jesse Moorman, Kim Cheney, Jon Anderson, Alan Goldman, Jessie Baker.

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

Election of Chair: This will be tabled since there is not a voting quorum.

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

Review minutes of December 9, 2013: Jon moved to approve the minutes. Alan seconded, the motion passed unanimously.

Discussion of Affordable Housing, Polly Nichols, Montpelier Housing Task Force: She is a member of the Housing Task Force and Housing Trust Fund Committee. Affordable housing is defined as less than or equal to 30% of household income. Low income is defined as 80% below area median income.

According to 2011 dates, the median income in Montpelier is just under \$ 58,000 per household for homeowners and around \$ 37,000 for renters. The median home price in Montpelier is higher than the rest of Washington County. The data indicates that housing is expensive in Montpelier. Tools are encouraging density, accessory apartments, and cash incentives to help with downpayments.

There was a focus group created a few years back to meet with local developers. The general feeling from that group was that it was too difficult to obtain permits and to deal with the opposition of neighbors.

Update on RFP for consultant to assist Zoning rewrite, Jessie Baker: The RFP has been sent out. The information is due January 31. The first meeting in February would be to make a decision on hiring and have the person start by the end of February.

Future Agenda Items: Jon will work on the next agenda since Kim will be gone for the next meeting.

Adjournment: A motion to adjourn was made and seconded.

Respectfully submitted,

Tami Furry
Recording Secretary

