

**Montpelier Planning Commission Meeting
September 24, 2012**

Subject to review and approval

Present: Jesse Moorman, Kim Cheney, Gwen Hallsmith, Alan Goldman, John Bloch, Clancy DeSmet, Jon Anderson.

Call to order by the Chair:

Comments from the Chair: A reminder to speak into the mikes so the minutes can hear.

The next meeting is scheduled October 8th which is Columbus Day. It was decided that the meeting be rescheduled to 7:00 on October 16th.

The Chair recognized some people in the audience.

Review meeting minutes from September 10, 2012: Not all members received the minutes so the review was tabled for the next meeting.

Review Article 2: The staff will not be able to make changes to the document without the commission being in agreement with each change.

Section 201a – no discussion

Section 201b – John suggested moving that section to an appendix. Kim asked why it was needed, Gwen said it was for grandfathering and it was previously in Article 1. Jon agreed with moving the section to an appendix. Clancy stated that moving things to the back makes finding information more difficult. The motion made by John was moving 201b and the adoption and amendment sections currently in Article 1 and put them in an appendix with an index up front so people know where they are. Jon seconded. The motion passed unanimously. Clancy had concerns about instituting an appendix and index. Jon stated that all the history would then be in one spot.

Kim went on to ask for a vote to reconsider, Jon seconded. Kim then moved that Section 201b be moved to be part of Article 1, Alan seconded. Jon stated that the historical information should be separate as an appendix and not intermingled with rules. Jon then amended Kim's motion to move all the historical information to one section.

The original motion was revoted and passed unanimously. Section 201b will be moved to an appendix and included in the index.

Jesse noted there is a typo of a x above the date 06/12/96. The dates should also be put in chronological order. No vote was needed to make these changes.

Section 201c – Gwen clarified that later in the document, in the use tables, a civic district has been added because it was a district in the current zoning. John moved that civic be added to the list of

zoning districts, after village residential. Jon seconded. It was also change the map. Motion passed unanimously.

Jon moved that a sentence be added at the end of the section indicating that the districts are further divided into neighborhoods and the neighborhoods be listed. Motion passed unanimously.

Section 201d – Jesse noted that all the overlay districts weren't included and the terminology isn't consistent. Jon made the motion that all the overlay districts be listed and ensure that any reference to those overlay districts be consistent throughout the ordinance. John seconded, motion passed unanimously.

Section 202a – Alan asked why 30 feet was used, Clancy said because it's been, Gwen said it can be changed. There were no changes made.

Section 202b – No discussion and no changes.

Section 202c - Alan asked who better than Clancy would know the boundaries, why should the determination be made by the DRB. Alan made a motion to amend the wording so that Zoning Administrator makes the final call, John seconded. The "shall" in both sentences will be changed to "may". In the first sentence, the word "definitely" will be removed. In the final sentence, "and neighborhoods" will be added after "district". In order to be consistent, a motion was made to task staff to go through the entire document and change all lone "district" to "district and neighborhood", if applicable. Motion passed unanimously.

Section 203 – Jon made the motion to delete this section as it's duplicative, the motion was seconded. Motion passed unanimously.

Section 204 – Jon made the motion that item 4 be moved to Section 203 and the prohibited uses in each district be eliminated since they will be listed in Section 203. Alan seconded. Motion passed unanimously. Jon moved that Section 503d regarding use should be moved into Section 203.

Alan asked what the phrase "will need to consider" actually means. Jon moved that the whole sentence be struck in each district since it's not a standard and ask staff to consider if it needs to be added in Article 3. Alan seconded. Motion passed unanimously.

Kim stated that farm isn't included in 204a. Alan said that farming is allowed anywhere within State law. It was agreed to add farms toward the end of the paragraph "industrial development and uses".

Section 204b - A question was raised by Jesse as to how minimum residential density is enforced. After a discussion, Alan made a motion to remove the phrase. Kim asked what a unit is – Alan said that a dwelling unit is a kitchen, bathroom, and a place to sleep. Kim moved that if that is the intent, unit should be changed to "dwelling unit" as per the definition throughout the document, Jon seconded, motion passed unanimously. Alan made a motion to remove "minimum residential density", Kim seconded. John said that there should be some sort of minimums. Motion carried with one opposing vote by John.

Alan said that wetlands in this section needs to be better defined as Class 2 and Class 3 and the buffers and setbacks set accordingly and inline with State and Federal guidelines. Jesse asked that

this section be tabled until the next meeting and Clancy bring the definitions and directives from the Master Plan to help the Committee.

Gwen mentioned that new drafts wouldn't be distributed until the alterations had been done as a whole.

Future agenda items: Jesse recommended that the next meeting would pick up at Section 204a where this meeting ended and not go over what has already been discussed. The wetlands discussion would be tabled until staff could schedule a conservation or wetlands expert in to talk with the Committee.

Adjournment: John made the motion to adjourn, Kim seconded, motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary