

**Montpelier Planning Commission Meeting
September 23, 2013**

Subject to review and approval

Present: Jesse Moorman, Kim Cheney, Eileen Simpson, Gwen Hallsmith, Jon Anderson, Alan Goldman, Thomas Nowlin, Tina Ruth, Gwen Hallsmith – staff.

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

Comments from the Chair: Kim had sent out a memo to the Commissioner regarding the Council wanting to meet with the Commission. Kim would like to clarify with the Commission what they need from the Council and to better understand the density issues and calculations.

Density Issues: Gwen presented a slideshow to review existing density in the city.

Jesse made a motion to do the zoning, then determine the land use policy for each district and then determine what the growth center requires. Eileen seconded, the motion passed unanimously.

Kim will tell the Council that the number of units per acre, does not actually tell you what is going to be built. What will be built is affected by a variety of things – the actual character of the neighborhood, the land area available, the design, the sprinkler rules, the general rules about access. Eileen moved that among things other things that will be passed along, this be included. Alan seconded. The motion passed unanimously.

Public Comments and Questions: Kate McCarthy, who has recently been appointed to the Development Review Board, asked what the timeline was for the changes. She was told that it wasn't going to happen in the next 4-6 weeks.

Infill: Kim suggested that infill really means filling existing lots. Jon will work with Gwen on a rewrite.

Adjournment: Alan made a motion to adjourn, Jesse seconded, the motion passed unanimously.

Respectfully submitted,

Tami Furry
Recording Secretary