

**Montpelier Planning Commission Meeting
June 23, 2014**

Approved 7/14/14

No video was available so minutes are transcribed based upon Mike Miller's notes.

Present: Kim Cheney, John Bloch, Tina Ruth, Mike Miller, Brandy Saxton.

Call to order by the Chair: Kim Cheney, Chair called the meeting to order and noted that a quorum of the board was NOT present therefore no action can be taken.

Comments from the Chair: Kim opened with a brief discussion of the Economic Report for One Taylor Street with some discussion from the board.

Discussion regarding impact fees and flood hazard regulations: Mike Miller provided a short recommendation for the Commission to consider at the next meeting (when they have a quorum). It is being recommended that both impact fees (section 12) and flood hazard regulations be removed from the unified development bylaws and be put into standalone regulations. The reason for moving impact fees is that they are established under separate enabling chapter in Title 24 and generally are not included in the bylaws. Mr. Miller also suggested eliminating them all together as they currently do not meet statutes but that will be a separate conversation. Flood hazards are recommended for removal because the definition of development is set by Federal law and is different than zoning.

Complete Review of Part-4:

Brandy Saxton noted that she had made the changes from the prior meeting and the draft chapters are on line. Tonight she wanted to focus on zoning map changes and part 2. We will return to Part 4 later.

Begin Review of Part-2:

Brandy opened discussion with a review of section 201 on the base zoning map which is based upon the June 13th, 2013 map. Kim suggested looking at the names which were subsequently amended to more closely reflect the current zoning names (medium density, low density, etc).

Reviewed part 2 through section 213. Recommendations were made to adjust the map of river arts district to move residential into neighboring MDR. Mike suggested splitting Urban Center into two districts. Current proposal had State and Main Streets in the same zoning district as land out on River Street.

Each of the major recommendations will need to be revisited in the next meeting due to lack of quorum.

Adjournment: John made a motion to adjourn, Tina seconded.

Respectfully submitted,

Mike Miller

