

Montpelier Planning Commission Meeting
April 14, 2014

Approved April 28, 2014

Present: Kim Cheney, John Bloch, Alan Goldman, Tina Ruth, Jessie Baker – staff, Brandy Saxton – staff, Dina Bookmyer-Baker – staff, Audra Brown – staff, Eileen Simpson.

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

Comments from the Chair: Kim said that he was disappointed no one from the State was present to explain the pending legislation on growth centers but it is also the legislative session.

Review minutes of March 24, 2014: The minutes were tabled pending a quorum. Eileen later came into the meeting and the minutes were able to be approved unanimously by the quorum.

Growth center designation discussion with Faith Ingulsrud, Planning Coordinator for the Department of Housing and Community Development: Faith was not in attendance and neither was Eileen (she later came into the meeting) so the Commission felt it would be better to review this information with both of them there to help everyone understand better.

The Commission's understanding of the pending legislation finds that TIFs are available and it will include walkability.

Staff reporting on zoning change recommendations: Dina Bookmyer-Baker and Audra Brown were present. The high points from the report were discussed and the Commission will read the full report.

There are a lot of variance requests to the DRB for setbacks; allowances for existing non conforming lots. Wastewater compliance and verification should be in the zoning – right now DPW signs off on compliance but it's not part of zoning. Energy efficiency codes should be part of the zoning. The solar panel regulations should be reviewed, the way they are written now is somewhat of a detriment to it. Tiny houses and tree houses aren't even addressed, neither are yurts. There is a lot of repetition, especially in definitions. Home occupations need to be reviewed. Do signs that go into sign bands need to be reviewed? What about painting over paint? If the business goes, the sign goes – Ariel's is an example. Are banners considered signs? Bulkheads in the setbacks.

Two people can interpret an ordinance differently, so a lot of them can be tightened up. Fencing types need to be defined – chicken wire fencing versus decorative garden fencing. What is the point of the 1.5 parking spaces? Audra said that overall, the ordinances work very well but these are the ones that need clarification.

Other business: Alan will table his map discussion since he needs to leave early. Brandy has worked on the GIS maps that she can distribute before the discussion.

Eileen mentioned that the growth center has a 5 year review schedule and that is due in September.

Jessie handed out a document that will be reviewed by the Commission at the next meeting, which the Council has been invited to attend.

Brandy presented her review of the policy portions of the Master Plan. Kim suggested that at the next meeting, with the Council, Brandy review it in more depth. Jessie said that the Council is interested in being presented with policy decisions early in the process. Eileen suggested that part of the discussion could involve changing the Master Plan.

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

Respectfully submitted,

Tami Furry
Recording Secretary