**Johnson Planning Commission**

**Working Meeting**

**Meeting Minutes**

**August 24, 2015**

**DRAFT**

Planning Commission members in attendance: David Butler, Kim Dunkley, Cindy Hennard, Brian Boyden, David Bergh, Ben Waterman.

Other attendees: Charles Gallanter, Lea Kilvadyova

*1. Call to order*

David Butler called the meeting to order at 7:12 p.m.

*2. Additions, Changes to Agenda*

Lea asked to add to the agenda a review of minutes from three past meetings.

*3. Review of minutes from meetings past*

Lea distributed draft meeting minutes from July 17th, July 27th and Aug 3rd. Brian Boyden said that he should be included in the list of attendees at the July 17th meeting. **Brian Boyden moved and David Bergh seconded the motion to approve the July 27th, August 3rd and the amended July 17th minutes. Cindy and Brian voted yes. Ben, Kim and David Bergh abstained. The motion passed.**

*4. Review and discussion of draft Form Based Code*

David Butler invited the Planning Commission to discuss the draft of proposed Form Based Code.

Ben and Brian reported results of their fact finding mission. The goal of the mission was to measure the extent of glazing on commercial buildings in the proposed Village Storefront district. Brian and Ben measured total glazing width as well as window height. The findings are in the attached table. For all the structures, the average window glazing is 67% and the average window height is just over six feet. Ben asked what the intent of the code was. Was it to preserve the existing character or was it to create a modernized version of the downtown? David Bergh asked whether the glazing was the only standard that is left to discuss. David said this is as far as the Commission got. Ben said that he wanted to discuss the 14 foot ceiling height and window height.

The discussion moved to whether the Planning Commission should make revisions to the draft document before presenting it to the public or whether the modifications should be incorporated into the public hearing process. Lea suggested that the Commission could bring up their input during the public hearings and get other folks' feedback. Cindy said that she would prefer to present the document as drafted by the Form Based Code Committee. Brian asked if it would be too much to ask to have the Form Based Code Committee reconvene and discuss the Planning Commission's comments to the draft. David Bergh said that the Committee completed their task and was done. David Bergh said that perhaps the public meeting could serve the same purpose. He suggested to present the document to the public as drafted by the Committee but at the same time notify the Committee of questions and issues the Planning Commission would like more information on. Ben reminded that the public already had a chance to comment on the draft and the comments brought up at that meeting where the same as the ones being discussed by the Planning Commission. Would we be wasting the public's time by presenting them the same standards?

David Butler said that the Planning Commission has been stuck on the issue of glazing for the past three meetings. At this rate, it may take years to complete the review. He asked whether there were comments pertaining to districts other than the Village Storefront. Ben thought it was worth revisiting the question of uses. He said he would be embarrassed to present the document to the public because right now it is not a form based code but rather a hybrid zoning. Ben said that when Paul presented form based code to the community at the public meeting at the school, he said that form base code does not regulate the uses. So, the understanding is out there that the uses are not to be regulated. Cindy said that if was a misnomer and that during the development of the draft we learned that even though the uses are not regulated the same way as in traditional zoning, form based code does regulate uses at some level. David Bergh thought that the requirement for a commercial use on the ground floor of a building in the storefront district was a pillar of form base code. He said that if we cannot agree on a two-block core of our downtown that we want to preserve as a business center then what is the point of this exercise?

**Kim moved and David Bergh seconded the motion to present the Form Based Code draft as currently written by the Form Based Code Committee to the public and make a list of topics identified by the Planning Commission that the Commission would like to see discussed and clarified at the public meetings. The motion passed.**

Prior to the next meeting, Lea will compile a list of topics that individual Planning Commission members would like to bring up to the public. At the next meeting, the Commission will review and prioritize the topics. October has been identified as a target month for the public hearing. The Commission will hold a working session in September to review the list. The date for the session will be determined via email.

Ben said that it would be easier to present the draft to the public without the statutory language required by the State. Lea will contact Paul Dreher and ask him to highlight parts of the code required by the Statute.

*5. Adjournment*

The meeting adjourned at 8:48 p.m.

----------- Notes taken by: Lea Kilvadyova