

Johnson Planning Commission Meeting Draft Minutes

Johnson Municipal Building

Tuesday May 2nd, 2017

Board Members Present: Charles Gallanter, Kim Dunkley, Phillip Wilson and Paul Warden, David Butler, Rob Rodriguez, Ben Waterman

Other Attendees: Seth Jensen, Kim Cotnoir

1. Call to order at 7:06 P.M
2. Minutes from last week's meeting were reviewed. Paul moved to fix two spelling errors and accept the minutes as written. Kim seconded. It passed unanimously.
3. Seth reviewed the draft of the proposed form based code planning commission report. A few minor changes were suggested. Seth is going to revise it and send a copy back to David. Seth also brought up the example that Wolcott used to deal with development occurring behind existing structures and how to exempt those to allow for development on long parcels which would not otherwise be allowed with build to lines.
4. Much discussion was had over the revised maps and how to exempt long parcels and parcels behind others with no frontage. One proposal from Paul was the exemption of "Parcels with less than 20 feet of road frontage must conform with building envelope standards with the exception of build to lines and percentage of building frontage." Another proposal discussed was to have Lots which only have drive or right of way access to road frontage and structures which are built behind existing structures are exempt from "build to line" and percentage of building frontage requirements of their district. A third attempt at solving this problem was to say "Parcels without public road frontage are exempt from build to lines for the applicable district". Discussion was tabled and the planning commission is going to contemplate the exact language between now and the next meeting.
5. Phillip is going to put titles on the maps and send them on to David to incorporate them in the administrative section. The commission is going to settle on the language on land locked parcels and decide how to incorporate that in to the code.
6. Ben made a motion to move our meeting to the third Wednesday of every month to remove the conflict with Tuesday Night Live. Paul seconded. Passed unanimously.
7. The regularly scheduled meeting day was moved to the third Wednesday of this month. The next meeting will be June 17th to complete form based code.
8. Phillip brought up the timing for River Corridors revisions which LCPC would like to meet with the planning commission about and Charles passed out information on the Enhanced Energy Planning workshop next Monday May 8th at 430 and the town office. Both are subjects that the planning commission will be taking up after form based code.
9. Ben motioned to adjourn. The motion was carried without a vote.
10. The meeting adjourned at 9:02 P.M.

The next scheduled meeting is June 17th at 7:00P.M. at the town office.