

**Johnson Planning Commission
Working Meeting
Meeting Minutes
August 3, 2015**

Planning Commission members in attendance: David Butler, Phil Wilson, Cindy Hennard, Brian Boyden, David Grozinsky, Ben Waterman.

Other attendees: Walter Pomroy, Scott Meyer (Form Based Code Committee), Lea Kilvadyova

David Butler called the meeting to order at 7:10 p.m. and invited the Planning Commission to discuss the draft of proposed Form Based Code. The majority of the discussion evolved around uses, glazing and district boundaries.

Uses:

Ben said that we have to decide whether we are going to regulate uses. Right now, the document regulates some uses; for example, ground floor standards in the Village Storefront District limit uses to non-residential. If we do not want to regulate uses, we need to slash all references to uses out of the document.

Cindy said that, alternatively, we could say that although it was not our original intent to regulate uses, the Steering Committee's work revealed that people who participated would like to see commercial property on the ground floor of the Storefront District.

Cindy and Walter said that other parts of the document referencing uses are in the Neighborhood District (adult book stores and industrial operations with large amounts of truck traffic) and in section 6.03 that talks about non-conforming uses in general.

Cindy moved and Ben seconded the motion to strike any language out of the document that references uses. In discussion, the motion was amended by Cindy and seconded by Ben to strike out the use language from page 20, ground floor use in the Storefront District, and page 24, the table of uses in the Neighborhood District. After discussing further, both the original and the amended motions were withdrawn.

David Grozinsky moved and Ben seconded the motion to remove the adult book store use from the uses table on page 24. Phil, Ben and David Grozinsky voted yes. Cyndi and Ben abstained. The motion passed.

Glazing:

Ben said that he talked to Paul Dreher in order to clarify the definition of glazing. The Village Storefront District requirement is for an eight-foot tall window opening (eight feet from sill to the header of the window). Ben said that based on what we can currently observe on Main Street, the requirement for an eight-foot window height seems excessive and does not reflect the historic character of the Village. David Grozinsky said that glazing works really effectively from a business standpoint. Ben said that he agrees but we should not require that all buildings on Main Street look like that. David Grozinsky and Butler cited the former Beard's Hardware building as an example of a historic storefront that used to have a higher percentage of glazing that it does now. David Grozinsky said that the historic storefront was a lot more inviting. Ben reminded that 80% glazing is a tremendous waste of energy. He said that during a public meeting held earlier in the process, he was a part of a group that made a recommendation to the Steering Committee that 80% glazing was excessive.

Ben said that the glazing requirement in the Storefront and the General Districts is the only significant difference between the two districts and suggested combining them to one district. He said that this would greatly simplify the document. He would like to see the General District standards applied to the Storefront District. David Butler said that there were more differences that we would have to look at if we wanted to combine the districts. David Grozinsky said that he would like to see the Storefront District expanded further out into the General District.

Ben made a motion to reduce, in the Village Storefront District, the percentage of glazing required across the building frontage from 80% to 50% and reduce the required window height to six feet. The motion was not seconded. Ben adjusted his motion and offered to measure windows on existing store fronts and, based on the results, ask the Planning Commission consider adjusting the glazing requirements to reflect what currently exists. David Butler said he didn't think that the measuring exercise requires a motion and Ben can go out and measure. The Planning Commission indicated that it is supportive of the fact finding mission. Ben and Brian Boyden will measure together and report at the next meeting.

Review of "When is the DRB's approval required" section:

Cindy proposed to review and reword two paragraphs on page 1 in the "When is DRB's approval required?" section. The language is hard to read and decipher.

The meeting adjourned at 9:20 p.m.

----- Notes taken by: Lea Kilvadyova