

**Johnson Planning Commission
Meeting Minutes, Tuesday, Feb 10, 2015**

Present PC members: Paul Warden, David Grozinsky, Brian Boyden, Bob Selby, Kim Dunkley, Cynthia Hennard.

Guests: Scott, Meyer, Charles Flaum, Mark Nielson, Seth Jensen (LCPC).

Note: All votes are unanimous unless otherwise noted

Additions and changes to the agenda

Bob said that he would like to start the meeting with the report from the Form Based Committee. He also said he wanted to share a letter from State Representative David Deen involving farm runoff to the river.

Review of January 13, 2015 minutes

Cindy moved and Kim seconded the motion to approve the Jan 13th minutes as amended. David G. abstained from voting. All others voted yes. The motion passed.

Dreher report

Scott, Mark and Charles provided a progress report to the Planning Commission about the work of the Form Based Code Committee. They presented a map that shows potential zoning districts. Right now, the area proposed for coding is contained within the village boundary. The discussion is ongoing whether the coded areas should encompass the town as well, particularly the RT 15 corridor. Scott said that he thinks that the code should stay within the Village however the economic benefit of adopting the code will exist for the whole Town. Bob acknowledged that the Committee has been working hard and praised them on the progress.

The Committee will present their work at Town Meeting. **Cyndi moved and David G. seconded the motion for the Committee to (1) create a team of three speakers to conduct the report at Town Meeting; (2) produce a printed handout for the meeting; and (3) for Paul to prepare a visual presentation for the meeting. Brian abstained from voting, all others approved. The motion passed.** Kim offered to help with photocopying the handouts at the Town Clerk's office.

Unified Town and Village Plans, land use discussion

Seth Jensen was present at the meeting to guide the Planning Commission through the process of developing a land use plan. The discussion focused on areas along the Town and the Village borders. Seth suggested that a good approach could be to recognize the land use districts along the border as cohesive neighborhoods and harmonize the land uses accordingly. There was a specific discussion about the desired future of the Gould Hill and Collins Hill neighborhoods. Are these the areas where the town could project its future growth? Subsequently, should the residential density in these neighborhoods be higher than it currently is? Kim suggested using the availability of utilities as a guiding mechanism for future growth.

Seth suggested that the Commission also looks at the highway district and rethink the description of this district per new land use trends developed at the State level.

David Deen letter

Bob brought to the Planning Commission's attention a letter from Representative Deen, Chair of the House Fish, Wildlife and Water Resources Committee, informing about a legislative proposal to revise accepted agricultural practice to prevent farm runoff into the waters of the state.

Bob asked Seth whether this is an issue that relates to land use or flood resiliency. Seth said that it could be a part of both. It is a land use issue in that it has to do with prime ag soils and mitigation measures (either on or off site) that a new development has to consider if developing on prime ag soils. As such, the development of prime ag soils often impacts flood plains and as such needs to be addressed in the flood resiliency component of the plan.

Minutes taken by Lea Kilvadyova