

I. Call to Order

Members Present: Mike O'Brien, Chair; Abby Bleything, Vice-Chair; Sarah van Ryckevorsel; Brendan Sage; Connor Daley

City Staff Present: Eric Vorwald

Guests Present: Kristine Lott, Mayor; Ruth Steinmetz

Call to Order by: Mike O'Brien

Meeting Start Time: 6:31 PM

Minutes Recorded by: Eric Vorwald

II. Changes to the Agenda

None

III. Public Comment

None

IV. Approve Previous Meeting Minutes

Decision: 3 – 0 – 1

Motion by: Sarah

Second: Connor

Sarah made a motion that was seconded by Connor to approve the October 12th minutes as presented.

V. Authorize Chair to sign Municipal Planning Grant Resolution

Decision: 4 – 0

Motion by: Brendan

Second: Sarah

Eric introduced this item and noted that the City regularly applies for municipal planning grants. Eric provided an overview of the project that the funds would be used for if awarded. He also indicated that the City was providing more match than was required. Brendan asked if this would increase the City's chances at being awarded. Eric stated that it may since the total funding needed from the state would be reduced for the overall project. Brendan made a motion to approve the chair to sign the resolution for the grant funding. Sarah seconded the motion. All

were in favor.

VI. Reapprove Statutory Report on Unified Land Use and Development Regulations Amendments

Decision: 4 – 0

Motion by: Connor

Second: Abby

Eric introduced this item and stated that the Planning Commission was only being asked to reapprove the statutory report for the proposed amendments. He highlighted the changes that were made based on Council's discussion on October 2nd. He also reminded the Planning Commission that they had reviewed the updates at their meeting on September 14th. Eric provided a brief overview of the changes that Council had included. Mike provided several comments on other aspects of the regulations that may need to be revisited at a future time. With no other discussion, Connor made a motion that was seconded by Abby to approve the statutory report for the land use amendments as presented. All were in favor.

VII. Begin Review of Unified Land Use & Development Regulations (ULUDR) Changes Related Statutory Updates

Eric introduced the topic starting with a review of a memo that outlined the updated legislation that was enacted with Act 47. He highlighted several sections of the legislation and what aspects of the City's land use regulations may need to be changed. He stated that there was not complete agreement among his colleagues regarding the interpretation of the regulations. He also noted that the draft changes were based on his reading of the regulations and discussions with the City's legal counsel regarding the statutory changes.

Following this introduction, Eric indicated that changes to Article II would set the stage for other changes that may be needed. He focused the discussion on Section 2.4 which includes the use table. He highlighted several items to change in the land use table, including new uses and several uses to remove. The Planning Commission discussed the various options and provided input for changes to be made.

Next, Eric provided information on the dimensional standards included in Section 2.5. He highlighted several changes that needed to be made based on the changes to statute, and identified several other items for consideration. The Planning Commission provided feedback on specific changes related to lot size and height for accessory structures. Eric thanked the members for their comments and feedback and indicated that he would make changes to be brought back at the next meeting.

VIII. City Updates

Mayor Lott indicated that the bid for the Main Street Revitalization Project was awarded by City Council; the Housing Commission was reviewing information on short term rentals; the O'Brien Community Center project was moving forward with Champlain Housing Trust. This would potentially include expansions and improvements to the library, the community room, and the medical spaces. Eric indicated that the City Council would hold a hearing on November 6th and consider approval of the land use amendments that were forwarded by the Planning Commission. Ruth indicated that the Commission on Inclusion and Belonging also endorsed the MPG grant.

IX. Other Business

Eric stated that the next meeting of the Planning Commission would be on November 9th. This would include a public hearing on the local resources amendments. He also indicated that there would only be one meeting in November and one meeting in December, on the 14th.

X. Adjourn

Motion by: Brendan

Second: Abby

Meeting End Time: 8:24 PM