



PLANNING COMMISSION MEETING MINUTES OF MARCH 25, 2025

Members: Etienne Hancock, Joshua Goldstein, John Meyer, James Morris, Wally Reeve

Absent:

ADMINISTRATION and STAFF: Brent Raymond, Interim Zoning Administrator; Ron Rodjenski*, Consultant

PARTICIPANTS/GUESTS: Jerry Throne, Martin Green, Laura Green, Ron Stancliff, Bob Bortree

CALL TO ORDER

Etienne Hancock called the Planning Commission to order at 5:00 PM at the Tegu Building.

APPROVE PRIOR MEETING MINUTES

1. Approve minutes 3-11-25

Motion made by Joshua Goldstein to approve the minutes of 3/11/2025. Motion seconded by Wally Reeve. Motion carried (5/0) with amendments.

Correct the spelling of Scott Johnstone in #2 New business.

NEW BUSINESS

None

OLD BUSINESS

1. Zoning and Subdivision Amendments

The Commission reviewed the Zoning and Subdivision amendments as detailed in Ron Rodjenski's Memo section V. The commission focused on reviewing and amending the town's zoning bylaws, discussing various proposed changes to regulations and procedures. The Commission started with Ron's list of priority items for the zoning bylaw, which included changes to section 204.3, waivers, and section 204.5 use table. They agreed to move forward with the 25 amendments and consider the other items in a separate set of amendments.

Ron read through the list, and the committee indicated agreement with the change and discussed certain items. The Commission made it through 22 of the 25 items on Ron's list. Agreement with Ron's changes to the bylaws stood for Items 1,2,5,6,7,8,9,11,12,13,17,18,19, and 20.

Item 3- Discussion: Ron explains a proposed addition to the bylaws that would allow the Development Review Board (DRB) to consider uses not explicitly listed as conditional if they are substantially similar to defined uses. This provision gives the DRB flexibility to approve projects that don't strictly meet definitions but are essentially the same and don't significantly impact the town. Ron clarifies that this is a standard clause in bylaws and was recommended by the town attorney. The discussion involved examples like EV charging stations and how they might be classified under current definitions. The committee decided to hold this topic until a permanent Planning & zoning staff member is hired.

Item 4-Discussion: The Planning Commission discussed the architectural repetition requirements in the zoning bylaws. The committee decided to strike the architectural repetition requirement for 206.1(a) and table further discussion on this topic to focus on moving forward with other proposed changes, particularly those related to building heights, in response to the Home Act and upcoming downtown designation changes.

Item 10-Discussion: held until a permanent Planning & zoning staff member is hired.

Item 13 - Delete item 401.1. exemption specific to fences and signs.

Item 14-Discussion: 401.1 deleted. Ron will rework this item.

Item 15-Discussion: The decision about banners is to reference state statute 19VS11.11.

Item 16-Discussion: 44, gas stations, definition clarification, held until a permanent Planning & zoning staff member is hired.

Item 21-Discussion: Subdivisions and open space, PUD, held until a permanent Planning & zoning staff member is hired.

Item 22-Held until a permanent Planning & zoning staff member is hired.

Ron will rework the discussion items and return to the Planning Commission's next meeting.

CORRESPONDENCE/NOTICES

1. Memo - 2025 Morristown Zoning Office Activity

The commission appreciated the memo from Kevin Petrochko regarding the activity in zoning permit applications.

ADJOURN

Motion made by Wally Reeve to adjourn. Motion seconded by Josh Goldstein. Motion carried. (5/0)

Meeting adjourned at 7:22 pm

Submitted and filed this 3/27/2025.

Bonnie McDermott, Scribe

Please note all minutes are in Draft form and are subject to approval at the next Planning Commission meeting.