

**MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of June 15, 2010

Members Present: Bill Henchey, Max Paine, John Meyer, Andrew Volansky, Lauren Traister, Paul Griswold

Members Absent: Reeves Larson

Staff: Bill Rossmassler (LCPC Planner), Heidi Krantz (Community Development Coordinator)

Guests: (see sign in sheet)

Bill H. opened the public meeting at 7:00pm. After giving a brief introduction of the work done to date, he asked Bill R. to give a slide presentation regarding the area south of the downtown area, including the recently approved Lower Village Gateway Commercial District (LVGCD). After the presentation, Andrew explained the purpose of the meeting was to invite people that live in the area to share their thoughts on what, if any, zoning changes should be considered.

Peter Jenswold said he supported adding commercial uses in the area.

Dana Wilde asked what MACC would like to see in the area?

Heather Sargent said she couldn't speak on behalf of MACC, but she thought the Low Density Residential area should remain as a transition area coming into the downtown.

Bill H. asked Heather how she felt about the gas station across the street from the LVGCD?

Dana W. said there was a need to create a gateway in order to entice people into the downtown.

Heidi Krantz said the pending Alternate Truck Route should act as a catalyst to making downtown improvements and creating a gateway.

Bill H. noted the PC required full service restaurants in the LVGCD as opposed to fast food.

Lauren T. noted the LVGCD includes design standards, and the site distances are somewhat limited in the area just south of the downtown due to the topography.

Bill H. asked the guests if anyone wanted their property in or out of the area?

Peter J. asked not to be included in the district.

Dana W. suggested including existing commercial businesses in the district and reminded everyone that those businesses are already hooked on to sewer and within the Sewer Service Market Area.

Heather S. reminded everyone that there is a significant amount of commercial space available in the downtown area which ideally would get "consumed" first.

Wyatt Jennison said he would like his property to be zoned for commercial uses.

Lauren T. asked Wyatt if he had a business in mind or if he wanted to sell?

Wyatt J. said he just wanted the added flexibility.

Steve Rae asked, in addition to the downtown area, if the PC thought this effort might be competing with the infill work currently underway in the north end of town?

After all guests were given a chance to speak, Bill H. recommended including all existing nonconforming uses in the proposed district, as well as Visitor Centers as a new Conditional Use.

John M. said he would also want to hear from the two residences on either side of the nonconforming uses.

Paul G. agreed to talk with one owner and Andrew V. agreed to talk to the other. Both requested that Bill R. send them copies of the Permitted and Conditional Uses that were used in the chart in the slide show for their discussions with the land owners.

Max P. made a motion to approve the minutes. John M. seconded the motion and all approved.

Max P. made a motion to adjourn the meeting. Andrew V. seconded the motion and all approved.

Respectfully submitted:
Bill Rossmassler

Minutes approved on: