



PLANNING COMMISSION MEETING MINUTES OF JULY 22, 2025

Members: Etienne Hancock, John Meyer, Wally Reeve

Absent: Joshua Goldstein, James Morris,

ADMINISTRATION and STAFF: Tyler Machia, Zoning and Planning Administrator

PARTICIPANTS/GUESTS: Ronald Stancliff

CALL TO ORDER

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

AGENDA CHANGES/ADDITIONS

None

APPROVE PRIOR MEETING MINUTES

1. Approve minutes from 7/8/25

*Motion made by Wally Reeve to approve the minutes of 7/8/25. Motion seconded by John Meyer
Motion carried. (3/0)*

NEW BUSINESS

1. Discussion on ZA's Review of the Morristown Zoning and Subdivision bylaws.

Tyler provided an overview of some proposed changes to the Morristown Zoning and Subdivision bylaws. They ranged from reorganizing the sections to make sure all information on a topic is together too breaking out the use table in section 204 into separate use tables for each district to allow relevant background information and regulations for each district to be stored together. Another modification of the bylaws that Tyler would like to change is to broaden the definitions section. He noted that as Zoning Administrator it is his job to interpret the regulations literally. Therefore, it is important to have a robust set of definitions to reference. Discussion followed potential additional definition, including multiple-use buildings and a definition of duplex housing. Etienne noted that the Commission had to consider the question of, "Are we impeding development in the town?" when reviewing the bylaws. He would like specific examples from Tyler with a description of the problems.

2. Review new draft schedule for bylaw updates.

The board discussed a proposed schedule for the zoning re write. Tyler noted that he would like to begin working on the rewrite of the Zoning bylaws in August. The first step will be to reorder what currently exists in the bylaws. It was noted that certain items may take more time to rewrite and this schedule would likely change as time moves on. Tyler noted that the Commission may want to schedule multiple public hearings to gather feedback on the proposed bylaws in sections throughout the review process, before having a final public hearing of the completed document.

3. Work on integrating priorities from Etienne's list into draft schedule.

Etienne noted that the Commission was obligated to return to Ron's work list and take action on the items that were not initially addressed. He asked Tyler to cross-reference his list of work priorities with Ron's list and bring the integrated list to the committee. Etienne referenced the spreadsheet he made that identifies areas the committee needs to address. He suggested that each member could take an assignment from the spreadsheet to work on. He noted that he did not want to add pages of unnecessary language to the bylaws that were not needed. The draft should add clarity when describing required actions and not include overly burdensome bylaws that restrict development.

OLD BUSINESS

1. Discuss legal review process

Tyler followed up on a concern that the commission had at the last meeting and reported his findings. The initial legal review considered the 2023 bylaws. The 2025 bylaws were then sent to the attorneys for review. Therefore, each legal review was unique.

CORRESPONDENCE/NOTICES

Etienne informed the Commission that the Zoning Administrator's work report will now be reviewed monthly. This will allow the Commission to interpret the data in a wider scope.

ADJOURN

Motion made by Wally Reeve to adjourn. Motion seconded by John Meyer Motion carried. (3/0)

Meeting adjourned at 7:05 pm
Submitted and filed this 7/22/25.
Bonnie McDermott, Scribe

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