

Minutes of Planning Commission Meeting May 17, 2010

Roll Call: 7:00 pm

Planning Commissioners present were Chair Fitzhugh, Dollenmaier, Jeffrey, and Stones. Michele Braun was present as Clerk. Members of the public present included John Jenkinson, Tyler Demas, Kate Ackermann, Anthony and Dyanne Demas, and Krista Pettrey.

Approval of Minutes

Jeffrey moved to approve the minutes of Meeting 10-04, April 19, 2010. Dollenmaier seconded the motion. Commissioners noted that Johnnie Stones' name should be added to the Roll Call and votes should be changed to reflect that there were five Commissioners present. **The motion passed 4-0-0.**

Subdivision

Anthony Demas has applied to subdivide his property at 327 Bear Farm Road, into two parcels of ± 7.3 acres and ± 3 acres. Jeffrey moved to approve the request, and Stones seconded the motion. The proposed subdivision was presented, and was found to conform to the regulations. **The motion passed 4-0-0.**

Site Plan Review

Krista Pettrey has applied to construct a 10x16 bedroom addition to her home at 372 Water Street. The ZA noted that a site visit was scheduled for May 27, prior to the ZBA hearing on conditional use approval for the same permit. Jeffrey moved to approve the site plan with the following conditions:

1. The ZBA must grant Conditional Use approval;
2. The ZBA must grant the requested Variance;
3. The first floor must be 729' in elevation or higher; and
4. The finished elevation must be documented with an elevation certificate (per Northfield Zoning Regulations Section 506 (A) 3).

Dollenmaier seconded the motion. **The motion passed 4-0-0.**

Other Business

- John Jenkinson: request for interpretation of zoning district boundaries and the effect on subdivision potential of his property on Turkey Hill. The Planning Commission had an extensive discussion with Mr. Jenkinson, that was fairly inconclusive. The PC is not sure how best to approach the problem of multiple zoning districts, lack of an obviously predominant zoning district, and the question of the required depth of the parcel. They requested the ZA to calculate the proportion of each district within the parcel, and to consider requiring a subdivision that reflects these proportions.
- CVRPC Report: None.
- ZA Report: Village Center Designation, Municipal Education Grant, and RFP for flyover.
- Zoning Regulations revision: PC discussed the purposes of a possible lighting ordinance, which were that all new installations would be designed to:
 - minimize offensive lighting of neighboring properties,
 - reduce light pollution,
 - avoid both mercury and sodium lamps,
 - conserve energy,
 - minimize chemical pollution.

The PC directed the ZA to produce a memo on the origins of the current zoning districts, and thoughts on proposed changes to the zoning districts.

Next Regular Meeting

June 21, 2010

Adjournment: 9:00 pm

Dollenmaier moved to adjourn. **The motion passed 4-0-0.**

Michele Braun
Zoning Administrator / Clerk

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.