

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
FEBRUARY 24, 2009

CALL TO ORDER

Chairperson Petruccelli called the meeting to order at 5:55 p.m. with Commissioners Guram, Landless, Liske, Whaling, Mayor Pro Tem Clark and Mayor Willits in attendance.

INFORMAL DISCUSSION

Planner Jen Coates reported that remodeling and renovations are currently being made to Mountain Market, at the corner of S. Lena and Sherman Street. The property owner received approval from the Commission for a conditional use permit to exceed the 10,000 square foot requirement in the historic business district, but have chosen to not build to that scale. A building permit application was made and approved by staff, for a 9668 square foot facility renovation. She noted the application before the Commission had included streetscape features, which were not a part of the building permit application. The architect has informed the Town the plan will be phased. She noted if the streetscape is pursued, it will include sidewalk, drainage, delivery access and parking and will require Town Council approval for right-of-way use.

PUBLIC HEARINGS

1. Application for Conditional Use Permit for Daycare Facility; 205 N. Charlotte Street, Lots 1-3, Block 9; Zoned: Historic Residential; Applicants: Helen and Patrick Beecher

Application from Helen and Patrick Beecher for conditional use permit to provide in home day care for 10 hours a day, Monday through Friday, for five children in state licensed facility at 205 N. Charlotte. Staff Report dated 2-18-09 from the Town Planner presenting plot plan of property.

Town Planner Coates presented a summary from the applicant addressing the criteria to meet application requirements. She addressed items contained in the Staff Report, noting a daycare facility was approved a number of years in the same area of Town.

The applicants addressed the Commission and discussed parking, usage of the alley, and the need to mark and protect the phone pedestal at the rear of the property.

ACTION:

Mayor Pro Tem Clark moved to approve the request for a day care facility at 205 Charlotte with a limit of five children contingent on the first three conditions of the staff report (any expansion or growth of the business of facility shall require Planning Commission approval; appropriate state licensing or state approval for the type of use; owner is responsible for ensuring sufficient and safe access to the property, including vehicles are not backing out on to Charlotte Street or obstructing the alley). The motion was seconded by Commissioner Liske and carried unanimously.

DISCUSSION ITEM

2. Affordable Housing Strategies

Planner Coates explained the county wide affordable housing planning group is working with a facilitator to prepare affordable housing strategies for county wide affordable housing efforts. The task force has developed a list of strategies which will be considered. She asked the Commission to review the items and determine if they are appropriate for use by the Town.

The Commission reviewed with staff the list of items which included: inclusionary zoning; commercial linkage; residential linkage; impact fee; property tax; sales tax; accommodations tax; use tax; real estate transfer assessments; annexations; ADU incentives; developer incentives; development code amendments; site specific redevelopment incentives; land banking; public/private/non-profit partnership land holdings; self help build housing; down payment shared equity; rehabilitation and weatherization; Section 8 rent subsidies; low income housing tax credit apartments; public and senior housing.

APPROVAL OF MINUTES

3. Minutes from the Regular Meeting of November 25, 2008

Commissioner Liske moved, with Commissioner Guram seconding, to approve the minutes of November 25, 2008. The motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk