



**Plan Commission Meeting**

**July 7, 2016**

**I. CALL TO ORDER:**

Chairman Hammond called the meeting to order at 7:00p.m.

**II. PLEDGE OF ALLEGIANCE:**

All present gave the pledge of allegiance.

**III. ROLL CALL:**

Tom Betsinger	Present	John Francis	Present
Tom Yakaitis	Present	Mildred McNeal-James	Absent
Patrick Kelsey	Present	Butch Distajo	Absent
Mike Hammond	Present		

Also present: Attorney Laura Julien; Senior Planner Jerad Chipman; Trustee Theresa Sperling; Executive Director of the Montgomery Economic Development Corporation Charlene Coulombe-Fiore and members of the audience.

**IV. APPROVAL OF MINUTES:**

**MOTION:** Motion was made by Vice Chair Kelsey to approve the minutes of the June 2, 2016 Plan Commission Meeting. Commissioner Betsinger seconded the motion. Motion passed 4-0.

**Ayes:** Kelsey, Hammond, Betsinger and Yakaitis

**Abstain:** Francis

**Nays:** None

**V. PUBLIC COMMENT PERIOD:**

There were no comments from the public.

**VI. ITEMS FOR PLAN COMMISSION ACTION:**

- a) **2016-017 SU Public Hearing and Consideration of a Text Amendment to Section 13 of the Zoning Ordinance Regarding Off-Street Parking and Loading.**

Senior Planner Jerad Chipman briefly discussed the proposed text amendment to Section 13 of the Zoning Ordinance to the parking regulations allowing land banking of parking spaces. The ordinance will allow a non-residential facility to plan for additional parking that is necessary and set aside land for additional parking spaces. The design of the parking

facilities to be constructed within a land banked area, if converted, must comply with the off-site parking requirements. The property owner will be required to submit a detailed land bank parking plan for review and file a covenant to the County Recorder that would be enforceable.

Chairman Hammond opened the public hearing. No comment from the public and the hearing was closed.

Commissioner Betsinger questioned how the potential future development would be enforced.

Senior Planner Chipman clarified that a design is needed prior to construction which would demonstrate a layout for potential future parking as well as the recorded covenant. Staff will determine and provide notice if more vehicles than available parking spaces reside and will work towards filling in parking that has been set aside.

Vice Chair Kelsey believes the parking requirements should be revised since manufacturing has changed since the last zoning ordinance was modified.

**MOTION:** Motion was made by Vice Chairman Kelsey to approve the proposed amendment to Section 13 of the zoning ordinance regarding off-street parking and loading with the condition for only the M-1 and M-2 Districts. Commissioner Francis seconded the motion. Motion passed 5-0.

**Ayes:** Kelsey, Hammond, Francis, Betsinger and Yakaitis

**Nays:** None

**b) 2016-018 Z Public Hearing and Consideration of a Text Amendment to Section 12 of the Zoning Ordinance Regarding Signs.**

Senior Planner Chipman composed a proposed packet regarding changes to the sign ordinance to Sections 12.01-12.04 and 12.09-12.11 to be in accordance with the Supreme Court ruling which alters the authority of municipalities to regulate signs. Major changes were proposed to Sections 12.09 on permanent permitted sign types allowed by district and discussion among the Commission ensued.

Chairman Hammond opened the public hearing. No comment from the public and the hearing was closed.

**MOTION:** Motion was made by Commissioner Betsinger to approve the ordinance update to the Sections as presented. Vice Chair Kelsey seconded the motion. Motion passed 5-0.

**Ayes:** Betsinger, Yakaitis, Kelsey, Hammond and Francis

**Nays:** None

**VII. COMMUNITY DEVELOPMENT UPDATE/NEW BUSINESS:**

Senior Planner Chipman informed the Commission the building permit was issued to Fuller's Car Wash and broke ground Tuesday, July 5, 2016.

**a) Comprehensive Plan Implementation Summary Part 2 – Summary Review Results.**

Senior Planner Chipman compiled the top ten goals and objectives received from the Plan Commission regarding Commercial and Industrial land use policy. Discussion among the Commission took place for the purpose of narrowing the list of objectives.

Executive Director of the Montgomery Economic Development Corporation Charlene Coulombe-Fiore presented several ideas pertaining to the development priorities.

Vice Chair Kelsey suggested combining the Commercial Development and Re-Development and gather achievable short term goals.

Commissioners were in agreement that community connectivity remains a priority for long term success. Due to the physical divides that the community faces, those divides remain as challenges to safe travel by either walking or riding a bicycle towards downtown Montgomery.

Senior Planner Chipman will consolidate the list for further discussion.

**b) Nomination of Plan Commission Chair and Vice-Chair.**

Mike Hammond and Patrick Kelsey accepted the nomination for both Chairman and Vice Chair.

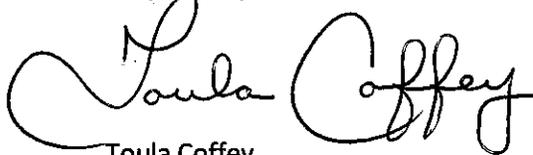
**VII. NEXT MEETING**

August 4, 2016

**VII. ADJOURNMENT**

Having no further business to discuss, the meeting was adjourned at 8:06 p.m. by Chairman Hammond.

Respectfully submitted,

A handwritten signature in black ink that reads "Toulia Coffey". The signature is written in a cursive style with a large, looping initial "T" and a long, sweeping underline.

Toulia Coffey  
Administrative Assistant