

APPROVED

HUNTINGTON PLANNING COMMISSION
Minutes of March 5, 2015



PRESENT: Everett Marshall, Mark Smith, Joe Segale
ABSENT: Terry Ryan, Beverly Little Thunder
OTHERS PRESENT: Roman Livak, Tom Bailey, Aaron Worthley
MINUTES: Heidi Racht

RECEIVED

DATE

March 18, 2015

7 pm Reorganization of the Board
Welcome new member
Review protocol for meetings, including choosing regular meeting nights
Public comment
7:20 Regulations with Tom Bailey - overview; plan for meeting with DRB on March 10
8:45 Member Business
9 pm Adjourn

The meeting began at 7:01 pm; chaired by Mark Smith.

The Commission welcomed Joe Segale. In answer to a question from Smith about the one thing in the Town Plan that he found to be of importance and interest, Segale talked about the town rural working landscape, commented that he supported developing in the villages. He mentioned that he was "disappointed" that Stone Corral brewery had chosen not to set up business here. He noted that the Town Plan is "taking care of what we have, but nothing far-reaching." He also talked about his work as a planner: when you get done planning, you have a plan. You have to move stuff to implementation.

Re organization of the Board:

After some reflection, Mark Smith proposed Everett Marshall for chair; Smith offered to be Vice Chair. Smith commented that he thought Marshall would be "effective in completing the regs."

MOTION: Joe Segale; seconded by Mark Smith. Approved unanimously.

Marshall said that he planned to keep on task and complete the regs this fall or, more realistically, by March 2016.

Minutes of February 17, 2015:

Motion by Mark Smith to approve with changes; seconded by Joe Segale. Approved unanimously with Joe Segale abstaining.

Regulations Revision Meeting with Tom Bailey and Aaron Worthley

The meeting began with some explanation of the document under revision (LUR). Marshall talked about density bonuses, and gave the example of PUDs. He also said that the Commission would reconsider Zones A and B in the villages. Smith added that the villages are the core of the Town Plan. A lot of process has gone into the outer areas, too. The applicant will look at the land and its features when choosing the develop property. Roman Livak said he had concerns with the first pages, which don't match the flow chart.

Smith talked about the language of the document. He said that people won't support something they don't understand. He then went on to explain the third column and its role in the document. Marshall explained the timeline. Tom Bailey added, "The goal is to make a good document."

Smith then went on to say that he had concerns about moving too fast and compromising the document and the ability to work with the public.

Aaron Worthley discussed the formatting and layout, which was to be his role in the process. His role "morphed into developing graphics and illustrations." However, he cautioned, "We're striving for a Cadillac document on a Yugo budget." The triangle is time, money and product. Worthley talked about being a member of the Village Code group, stating, "I have intimate knowledge of what came out of this process."

The discussion then went on to Village Code. Worthley explained that it was a 50-100 year vision, which can begin to happen now. This system works in "concentric circles" with the Village Core (Zone A) a more densely settled village surrounded by a neighborhood (Zone B). This doesn't work with current zoning.

Segale asked if non-residential uses were allowed in Village B. Bailey described the form in Village B as more residential. The zones were parcel-based. "The Lower Village map was consulted. You wouldn't ever have a parcel being half in Village A and half in Village B.

There was then a presentation of minimum and maximum lot sizes in the two zones. Most lots in the Lower Village are non-conforming with the current regs. They were looking at Form Based Code as helping with this issue. Worthley then went on to point out that Knox Cummin's development south of the Lower Village does not continue village development.

Starting with Zone A, there would be more commercial-style development. Streetscape development contributes to the downtown of the village: diagonal parking, build-to zones contribute to walkability; Zone A up to 60% of the building has to be at the front of the lot.

Livak commented that there was a problem with controlling use without infrastructure. And, sidewalks and maintenance are a capital expense.

Worthley responded that things start with a plan. It doesn't have to be built right away. But, it is important to have a plan in place for the future.

Segale asked about flood hazard zones and their affect on FBC. Livak said he had a problem with parcels in this zone and the number of houses in the flood zone should not be increased. Worthley responded that the development was "driven by streetscape" and taking off the back part of lots (in the flood zone) won't affect the streetscape. Smith said he was afraid of losing the village. He gave the example of the post office as a effort to keep the village intact.

Livak said he wanted to see 100' setback from the river. Segale commented that the river in the village should be aligned and this would need to be done with the state. Marshall responded that the HPC could petition to have setbacks changed. Livak said that planning needs to be in the capital plan.

The Commission then went on to talk about the meandering river. Should there be goals in the village to control meandering while allowing it in the other areas?

Worthley said that merging Zones A and B in the Villages is more than a quick decision. There are ramifications. He recommended keeping it clean with defined boundaries.

The distance of the houses between Jaques Store and the Library were described as the least dense. Allowing this density does eliminate DRB review.

Bailey pointed out that no permit would be required for change of use in Zone A, although it follows performance standards. He also mentioned that some uses may be disallowed.

Parking was discussed. Parking would be a simplified use.: 2 spaces per residence; 4 spaces for businesses. Three spaces would be needed per 1000 square feet and there could be shared parking. Limits would be set to keep people from parking up and down the street.

Segale said that having a maximum on parking spaces discourages people from driving and commented on not creating an auto-centric design.

Smith brought up temporary parking and event parking.

Article 5 (Performance Standards) were discussed.

Accessory apartments are in statute. Livak said it should be counted in density. Bailey said that the regs should look at PUDs in the neighborhood and Rural Residential districts. They would bring in suggestions about density bonuses. Could there be incentives other than open space? Affordable housing is in the Town Plan.

Bailey asked about reaching out to the residents of the Lower Village. Would it be ok if he made some calls?

Member Business:

Meetings changed to second and fourth Mondays of the month after April 1.

Next meeting is March 17. This could be a continuation of the discussion of March 10 and DRB members could be encouraged to attend.

Public Comment

1. Roman Livak pointed out that he hasn't seen any enforcement action by the Administrative Officer.

ACTION ITEM: Everett Marshall will call Ed Hanson.

2. Online map link – the Commission looked at the map.

Adjournment: Mark Smith moved to adjourn the meeting; seconded by Joe Segale. The vote was unanimous. The Commission adjourned the meeting at 9:09 pm.

Draft Minutes on town website: March 8, 2015

Unapproved minutes to the HPC: March 9, 2015

Minutes Approved: March 17, 2015

Minutes submitted for Record: March 18, 2015
