

**CITY OF VERGENNES
PLANNING COMMISSION
MINUTES
REGULAR MEETING
MONDAY, MAY 19, 2014**

Members Present: Shannon Haggett-Chair, Mike Winslow-Vice Chair, Tim Cook, Jason Farrell, Morgan Kittredge, Alexandria McGuire, Stacy Raphael, Rebecca Rey

Also Present: Mel Hawley, Zoning Administrator

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

The minutes to the special meeting of May 5, 2014 were reviewed. Jason moved to approve the minutes. The motion was seconded by Rebecca with all voting in favor except Stacy Raphael, abstaining as she was not present at the special meeting.

The group reviewed Mike's draft entries covering policies for stormwater management. There was discussion regarding which stormwater projects the City could execute and which ones the City could facilitate with other entities. The policies were updated accordingly.

The group began the final review of the second half of the updated plan. Chapter 3.2 was updated to reflect current energy facts. It was suggested that the entry in the Public District section regarding the City's solar array at the wastewater treatment plant, be moved to Chapter 3.2. A photo of the array will remain in the Public District section with a caption directing readers to Chapter 3.2 for details. Shannon suggested that a policy be added to explore the creation of an energy committee or an appointment of an energy coordinator.

In Chapter 4, the group removed the quotes from the beginning of the sections within the chapter to make the chapter more consistent with the rest of the plan. The policies for the chapter were updated to reflect existing conditions.

Chapter 5 was updated with current State Mileage Aid allocation figures for City streets based on Class. Sections were also revised to be consistent with the voice of the rest of the plan and to reflect changes that have occurred since 2009. The abbreviations for zoning districts were changed to match the abbreviations used in the current regulations. The group held a discussion regarding the addition of "Child Care Facility" as an allowed conditional use mentioned in each district. Mike and Alex stated that calling out the one use seemed unusual as the sections for most districts do not call out individual uses. The intent was to point out the use was allowed everywhere, but it was agreed that the bullet point be removed in districts where the use is already specified in the regulations. Following a discussion of commercial uses in the Industrial District, it was suggested that the description box of commercial use in the section be removed as everyone agreed it was too broad.

Shannon passed around a preliminary front page for the document which was formatted similarly to the front page of the current plan, but with updated photos. Collectively, the group made suggestions on layout and on the photos. Shannon said he would work with a design and illustration student who would make the changes at no charge.

Jason moved that Shannon incorporate all discussed changes to the municipal development plan and to authorize the scheduling of a public hearing. The motion was seconded by Alex with all voting in favor. Mel said that he would warn a public hearing for Monday, June 30, 2014. The public hearing would also serve as June's regular meeting of the Planning Commission.

The meeting adjourned at 9:50 p.m.

Respectfully submitted,

Mel Hawley, Clerk