

Planning & Zoning Committee

Planning Meeting

October 7, 2009

PRESENT: Supervisors Brennand, Diakoff, Egan, Thomson, Sievert. Jerry Bougie, Brian O'Rourke, Kathy Larson, Cary Rowe.

1. Minute Approval – August 3, 14, 21, 25, 31, September 25, & 29.

Motion by J. Sievert to approve minutes as presented. Seconded by J. Diakoff.
Motion carried 5-0.

2. Discussion on Policy regarding properties without frontage on a public road.

C. Rowe gave a brief history with regard to the re-configuring and/or creating of parcels without frontage on a public road. He expressed concern with regard to current policy of these changes/re-configurations due to the Committee's recent denial of a zoning change due to various reasons, one of which was lack of public road frontage.

J. Sievert stated that the denial of the previously mentioned zoning change was also due to the condition of the existing road, and that there were concerns with access of emergency vehicles.

P. Brennand stated that in his opinion the denial of the zoning change being discussed was a unique situation and that policy shouldn't necessarily change based on that denial. He also requested that staff search the history of any previous denials/approvals of certified survey maps and/or zoning changes in areas not having public road frontage, and report back to the Committee at the next planning meeting.

No further testimony was given on this agenda item.

3. Farmland Preservation Program – discussion on Conversion Fee.

J. Bougie gave a brief update of the new farmland preservation program that was approved by the State, and informed the Committee that any zoning change out of farmland preservation after January 1, 2010 would require a "conversion fee" that would be collected by the County, with that fee then being forwarded to the State. He also stated that based on the formula for determining the fee, the conversion fee costs would be fairly significant for removing large parcels from the program.

No further testimony was given on this agenda item.

4. Report of Stormwater Program – past and future.

J. Bougie informed the Committee that in the near future there would be a retirement in the Department, and at that time the activities for the stormwater and erosion control program would be moved to the Land and Water Conservation Department. He also stated that the Planning and Zoning Department would still collect a portion of the permit fees due to that agency being the record keeper of permits and permit applications.

No further testimony was given on this agenda item.

5. Update on County Comprehensive Plan – status on inclusion of updated Town Plans.

B. O'Rourke stated that due to some Towns in the process of changing their future land use maps, the deadline to submit a town map was moved from the November public hearing cutoff to the December public hearing cutoff.

Motion by T. Egan to adjourn. Seconded by J. Diakoff. Motion carried 5-0.
Meeting adjourned at 9:00.

Brian O'Rourke – Recording Secretary