



**PLANNING COMMISSION
AGENDA**

Monday, February 25, 2019
Woodstock Municipal Office, Planning Commission Room
7:00 pm

1. Call to Order
 2. Roll Call and Existence of Quorum
 3. Adoption of the Agenda
 4. Approval of Minutes – *28 January 2019*
 5. Commissioner Disclosures
 6. Chairman's Statement
 7. Remarks by Petitioners
 8. Council Representative's Report
 9. Staff and Committee Reports
 10. Old Business
 - *Discussion pertaining to revision of Chapter 90-188, uses permitted by special permit*
 11. New Business
 - *Officer Appointments*
 12. Adjournment
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IF YOU REQUIRE ANY TYPE OF REASONABLE ACCOMMODATION AS A RESULT OF PHYSICAL, SENSORY OR MENTAL DISABILITY IN ORDER TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT LEMUEL HANCOCK, PLANNER, AT 459-3621. THREE DAYS NOTICE IS REQUIRED.

Town of Woodstock
Planning Commission Meeting Minutes
28 January 2019

The Woodstock Planning Commission held a meeting on Monday, January 28, 2019 at 7:00 pm. Present were Chairman Lantz; Commissioners Cooper, Leake, Schennum and Sheetz; Lemuel Hancock, Urban Designer and Neighborhood Planner; and Jay Neal, Town Attorney.

- (1) Call to Order: Chairman Lantz called the Planning Commission meeting to order at 7:00 pm.
- (2) Roll Call and Existence of Quorum: The Chairman established that there was a quorum of the Planning Commission.
- (3) Adoption of the Agenda: Commissioner Leake moved that the agenda be adopted as distributed. Commissioner Schennum seconded the motion and it carried unanimously.
- (4) Action on the minutes of the previous meeting: Commissioner Schennum made a motion to approve the minutes as presented. Commissioner Leake seconded the motion and it carried unanimously.
- (5) Commissioner Disclosures: None.
- (6) Chairman's Statement: None.
- (7) Remarks by Petitioners: None.
- (8) Council Representative's Report: None.
- (9) Staff & Committee Reports: None.
- (10) Old Business:

- Discussion pertaining to revision of Chapter 90-154, uses permitted by special permit

There was a recap on the stacked townhouse tour that the members went to in December. This was a really important and revealing tour. There were two locations visited. At one visit they spoke to the sales manager, and the other they spoke with the builder who gave a tour into a unit that hadn't been sold and could answer questions in a different way than the sales manager. Commissioner Leake noted that it was very good and very informative and gave a different perspective. Commissioner Leake was impressed with the upstairs but the biggest concern is how to get there since there are no proposed elevators. Commissioner Schennum stated that she was impressed by the square footage and the layout and the convenience of it; there is a lot of steps. Chairman Lantz noted the success with those units because of the demand. Almost like a home with 22 steps and very open, high end and they put in all their extras but have such a population. Chairman Lantz stated it is nice looking but not practical because of the steps. Mr. Hancock noted that anything moving forward like this in town would increase the diversity of housing stock in Town. Planning Commission

asked for market data and further research to support any change like this or allow under a special use permit; and part of the special use permit to add some design standards established to ensure quality on noise reduction so that the current problems identified by the current citizens in that area can be mitigated for future citizens. Also, helpful would be sound-proof windows and sound-proof floors. It would be a good precedent to conduct site tours as a Planning Commission. Commissioner Leake also noted that it was nice to hear about it here in the meetings and seeing the product in person also makes a difference.

(11) New Business:

- Discussion pertaining to zoning request

Chairman Lantz stated Philip C. Bauserman made a request per his letter. Mr. Hancock stated that the property was previously a Single-Family Home and then became a business and lost the grandfathered status of a Single-Family Home when it was converted to a business, however he is now interested in it becoming a Single-Family Home again. Mr. Neal stated that a couple ways to go in theory would be, they could apply for a variance from the Board of Zoning and Appeals if there is a self-inflicted hardship, you don't generally get very far so when used for residential and then it is deliberately used for a business, you cannot go back to residential. The second way would be by amending the ordinance to allow residential use in the business district with a special use permit so the Planning Commission would have to write it and consider it, then the recommendation would be then taken to the Town Council for approval. Mr. Neal explained the process in terms of a parallel request. The judgment call would be made by the Town Council, who would question whether the town wants to allow it. Even if the Town Council approves an ordinance, the applicants special use permit may still be denied. There is no guarantee. Mr. Hancock stated that this is a 6 to 8-month process. Mr. Bauserman stated that he was coming to the Planning Commission with a common-sense approach. There is no easy fix to separate the top and bottom floors. Mr. Hancock stated he would research other precedents on this issue. Mr. Bauserman stated that two corner lots are businesses and the middle buildings are all residential. Mr. Bauserman also stated that it is a nice house and he would hate to destroy it. Mr. Hancock explained the process moving forward. Commissioner Schennum asked, if it is currently vacant. Mr. Bauserman replied that it is and that it is located where Blackwell's used to be. Commissioner Schennum also asked, how long has it been vacant. Mr. Bauserman replied that it has been vacant since 2014 when Blackwell moved out and he bought it and then did cosmetic stuff to it. Commissioner Schennum asked if he wanted to personally live there and Mr. Bauserman replied that he did.

Commissioner Leake stated that he would rather see it used in this way, than it becoming dilapidated. He would like to see the ordinance amendment moved forward through the special use permit process. Mr. Hancock stated that he will research other localities and research properties that could be residential. Mr. Neal stated that Special Use Permit Town Council is entitled through all the conditions of the special use permit. Commissioner Schennum stated that she likes to look long-term in terms of precedents that is set. Mr. Hancock noted that would be changing the code of the Town and affecting all of the B1 zone and in

line with comprehensive plan. The goal is to have increased business opportunities downtown. There would also need to be research to see how we are being consistent with our comprehensive plan.

Mr. Hancock explained he would research the issue.

There being no further business, the Woodstock Planning Commission adjourned on January 28, 2019 at 7:33 pm.

Town Clerk