

Minutes

Steering Committee

DATE

March 27, 2025

TIME

10:00 AM

IN ATTENDANCE

Ryan Thompson, Chelsie Fernald, Lyndsay Smith, Jacob Lang, Kim Iler, Brittany Dasher, Brett Bennett, Erin Phillips, and Tim Callanan.

DISCUSSIONS

- Mr. Tim Callanan started the meeting with a discussion of reviewing the AR, B's, H-I, and L-I districts.
- The intent for the AR districts was discussed and creating clear separation between the districts.
- There was a discussion of the need for a clear definition of an Accessory Dwelling Unit (ADU) and the distinction between ADUs in the AR districts and the R districts. Specifically, the R districts have a percentage amount of the principal dwelling.
- There was also a discussion of the need for the difference between an ADU and a duplex.
- In the commercial districts (B-1, B-2, & B-3), sidewalks and possible payment in lieu of them were discussed, especially if the sidewalk was not within a specific distance of an existing sidewalk. This would create walkability.
- The B-3 district name was discussed to change from Highway Commercial.
- Moreover, the statement that 50% of the frontage should be landscaped was clarified and placed in all commercial districts.
- Moving to the industrial districts, there was extensive discussion on how to handle the current industrial (I-1) zone. The suggestion was to leave all current I-1 zoned parcels as I-1 and keep that zoning district as a "zombie district."
- This would allow developments the option to down zone to L-I if they would like the smaller buffer option.
- Furthermore, adding a 15% greenspace requirement to the industrial districts.
- Lastly, the next meeting will focus on the Table of Permitted Uses and adding AR-3 and I-1 to the TPU, keeping the I-1 uses as they are currently in the ordinance.
- Staff have advertised the AR districts, B districts, Industrial districts, and TPU for the April 15, 2025 Board of Commissioners Workshop. A draft will be placed on the website for community review ahead of the meetings for transparency.

NEXT MEETING

April 10, 2025, 10a-12p