



PLANNING BOARD

Tuesday, July 09, 2024 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madam Chair Catherine Drumm called the meeting to order at 6:00 PM.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Member Beryl Alston, Member Mark Bringle, Member Glenn Corriher, Member Deborah Cox

Members Absent: Member Jade Bittle, Vice – Chair Scott Faw

Staff Present: Planning, Zoning & Subdivision Administrator Rick Flowe, Deputy Town Clerk Angie Sands, Assistant Police Chief Kevin Young

1.3 Pledge of Allegiance

Madam Chair Catherine Drumm led those in attendance in the Pledge of Allegiance

1.4 Recognitions and Acknowledgements

None

1.5 Adoption of Agenda

A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED BY MARK BRINGLE, SECONDED BY GLENN CORRIHER PASSED BY UNANIMOUS VOTE (5-0)

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of June 18, 2024, Meeting Minutes

A MOTION WAS MADE BY MARK BRINGLE TO APPROVE THE JUNE 18, 2024, MEETING MINUTES, SECONDED BY GLENN CORRIHER PASSED BY UNANIMOUS VOTE (5-0)

3. OLD BUSINESS:

3.1 Consider Discussion of Downtown Plan

Planning, Zoning & Subdivision Administrator Rick Flowe gave a brief overview of the downtown plan and how including the Parkdale Mill as part of downtown would affect the town. If Parkdale should remain industrial, the town would just remain the little town across the tracks. If the town was to open the door to change, which is the towns' role, and to support change with that property, it doesn't mean anything will happen overnight. Last month the recommendation was made by the Planning Board to proceed with planning for our downtown future without an industrial complex downtown, unless for some reason it was to evolve. The zoning that's on the property does not require change. Zoning applies to change, for example, if an industrial user came to the town and wanted to open a sewing complex for textiles and this building suits their requirements, they would be good to go, because it's zoned industrial. That does not change because the Planning Board thinks about the future differently, they have that right and we support that right if that happens. The recommendation by the Planning Board for change does not yank the rug out from the current property owners, tenants or occupants in a compliant way with the industrial district. When we say change, we're not imposing change. Where the town comes into play is, do we close the door to change or open the door to change. The property owner is going to be the main catalyst for that. Suppose the town was to reach out to the owner to discuss working with them to look at some other potential opportunities for the property. The owners may be willing to take the town up on the offer. The plan is to create a vision for what the town would like to achieve in our community in Landis. Over the next few months, create some visions of change and then we can start seeking some feedback and input on those ideas. Now that the planning board has picked a direction, what's next? The next step is working on this together to bring fundamentals, circulation, what will work in places, diagram that area and come up with something that will knock the socks off the investors that bought the Parkdale property. If the town can turn that opportunity into something greater that the property owner buys into and embraces great. If the property owner says no, we as a town will let this concept sit on the back burner until someone comes along, because all the people who say they will never sell always do, or somebody down the road will do it for them. We open opportunities by showing the community what works, what fits, and what's beneficial.

REPORTS:

Planning & Zoning Reports (Included in Packet)

CLOSING:

Adjournment

Madam Chair Catherine Drumm adjourned the meeting at 7:06 PM