

Town of Walden
Walden Planning Commission
Regular Monthly Meeting
November 30, 2023

I. Call to Order

Chairman Tim Hancock called the meeting to order.

II. Roll Call

Commissioners:

✓ Tom Bartoo	Werner Slabber
✓ Angela Cassidy	✓ Bill Trohanis
✓ Tim Hancock	Lou Ziebold
✓ Joe Robbins Jr.	

Staff:

- ✓ Ashley Gates, SETD
- ✓ Mariah Prescott, Town of Walden
- ✓ Ellen Young, Town of Walden
- ✓ Sam Elliott, Town of Walden
- ✓ Sally Cole, Town of Walden

III. Adoption of the Agenda

Changes to the Agenda:

Motion to move VIII (d) Design Review Standards - Overview and Discussion Articles 1 and 2 to the January, 2024 Walden Planning Commission meeting.

Motion:

Motion made to adopt the agenda with change.

2nd	Tom Bartoo		Werner Slabber
✓	Angela Cassidy	M	Bill Trohanis
✓	Tim Hancock		Lou Ziebold
✓	Joe Robbins		

IV. Consideration of the minutes

a. Minutes of October 26, 2023

Page 5 is a duplicate in the minutes of October 26, 2023.

Motion:

Motion was made to approve October 26, 2023 minutes with removing the duplicate page.

2nd	Tom Bartoo		Werner Slabber
✓	Angela Cassidy	M	Bill Trohanis
✓	Tim Hancock		Lou Ziebold
✓	Joe Robbins		

V. Town Administrator Report

Mariah Prescott reported that at the November Town Hall meeting the Mayor and Board voted in favor 2 to 1 for the recommended zoning amendments with an overall square footage cap of 15,000 square feet in the new Town Center-Mixed Use Zone. She also reported the proposed short-term vacation rentals Ordinance would be discussed with a public hearing at the next Town Hall meeting in December.

VI. Communication from Chair and Commissioners

Tim Hancock explained the difference between footprint and overall square footage cap that the Mayor and Board voted in favor of at the November Town Hall meeting. Tom Bartoo asked that all the articles in the proposed Design Standards in the packet be read through for the future readings.

VII. Hearing of persons having business with the Commission

There were no persons having business with the Commission.

VIII. Unfinished Business

- a. Request to rezone 2902 Taft Highway from R-1 to C-1

Discussion:			
The 2902 Taft Hwy rezoning application does not match the new Walden Land Use Plan Place Type of Taft Highway Residential.			
The applicant's Engineer Report showed no problems with stormwater runoff. Storm water mitigation would be installed depending on what is developed on the property.			
It was found that the original conditional rezoning agreement was never fully executed.			
Motion (if any):			
Motion for denial of rezoning application.			
M	Tom Bartoo		Werner Slabber
2nd	Angela Cassidy	✓	Bill Trohanis
X	Tim Hancock		Lou Ziebold
✓	Joe Robbins		

b. Recommendation for the Walden Planning Commission to serve as the Design Review Board

Discussion:

Tom Bartoo recommended that the Mayor and Aldermen search for a Design Review Board, and the Walden Planning Commission serve as the Design Review Board for 1 year as a fall back if the Mayor and Board do not appoint one by the time the Design Review Standards are ready for approval.

Tim Hancock pointed out that Walden does not have a process in place if there is an application in the new TC-MU and TC-R zones.

Tony Wheeler suggested that there should be a geotechnical review of the TC-MU zone if there is no member of the Design Review Board that has a member who is geologist.

Catherine Colby suggested the Design Review Board needs to be separate from the Walden Planning Commission.

Ashely Gates stated that the Design Standards must be reviewed and adopted by the Design Review Board after appointed. They cannot be adopted by the Planning Commission.

Motion (if any):

Motion to recommend the Walden Planning Commission to temporarily serve as the Design Review Board for 1 year with Tom Bartoo's amendment: if the Mayor and Board have not designated a Design Review Board by the time the Design Standards are completed and ready to be reviewed and adopted, then the Walden Planning Commission would act as the Design Review Board for 1 year.

✓	Tom Bartoo		Werner Slabber
A	Angela Cassidy	M	Bill Trohanis
2nd	Tim Hancock		Lou Ziebold
✓	Joe Robbins		

c. Zoning Ordinance Text Amendment

Discussion:

Angela Cassidy requested more time to study the report on Section 8.01(n) Special Permit for buildings or structures with a footprint greater than 5,000 square feet in the C-1 General Commercial Zone and TC-MU Town Center-Mixed Use Zone.

Tim Hancock suggested no action to be taken at this meeting and that Angela Cassidy and Ashley Gates go over the documents together to gain a better understanding.

Tim Hancock recommended that VIII (c) and remaining IX New Business items be moved to the January Walden Planning Commission meeting with no objections.

Motion (if any):

No action taken.

	Tom Bartoo		Werner Slabber
	Angela Cassidy		Bill Trohanis
	Tim Hancock		Lou Ziebold
	Joe Robbins		

M = Motioned

2nd = Seconded

✓ = Present, Voted in favor

X = Voted against

A = Abstained

~~Strike through~~ = Not present

X. Adjournment

The meeting was adjourned by Chairman Tim Hancock.



Walden Planning Commission Chair

Walden Planning Commission Secretary

Werner Slabber absent
- Marich Prescott, Town Administrator

ATTENDANCE

Meeting Date: November 30, 2023

[illegible]