

**MINUTES  
TOWN OF EDGEWOOD  
PLANNING & ZONING COMMISSION MEETING  
DECEMBER 2, 2014 at 6:00 PM  
27 E. FRONTAGE ROAD, EDGEWOOD COMMUNITY CENTER**

1.) Call to order-Roll call

Chairman Gabel called the meeting to order at 6:00 pm.

Commissioners present were: Brad Gabel, John Carpenter, and Leonard Navarre.

Commissioners absent: none

Staff present were: Kay Davis-McGill, Attorney Robert White, and Bonnie Pettee

2.) Approve Agenda

Commissioner Carpenter made a motion to approve the agenda. His motion was seconded by Commissioner Navarre.

**Action:** Chairman Gabel voted aye. Commissioner Carpenter voted aye. Commissioner Navarre voted aye. The motion carried.

3.) Approve the Minutes of November 18, 2014

Chairman Gabel asked if there were any changes or corrections required; hearing none he called for a motion.

Commissioner Navarre made a motion to approve the Minutes as presented. His motion was seconded by Commissioner Carpenter.

**Action:** Chairman Gabel voted aye. Commissioner Carpenter voted aye. Commissioner Navarre voted aye. The motion carried.

4.) Review of Open Meetings Resolution No. 2014-26

A. Commission approval of Open Meetings Resolution

Chairman Gabel explained that this would be the Open Meetings Resolution for 2015.

Commissioner Carpenter made a motion to approve Resolution 2014-26 as presented. His motion was seconded by Commissioner Navarre.

**Action:** Chairman Gabel voted aye. Commissioner Carpenter voted aye. Commissioner Navarre voted aye. The motion carried.

Kay Davis-McGill stated she would add the appropriate signature lines and bring back to next meeting.

5.) Review draft Commission Operating Resolution (number TBD)

A. Commission amendments to Operating Resolution

Chairman Gabel distributed a marked up version of the resolution with proposed changes.

A discussion followed regarding those changes. Attorney White recommended items that could be omitted and proper verbiage to be inserted.

Chairman Gable stated he would make the corrections per their discussion and forward to Ms. Davis-McGill.

- 6.) Review of Subdivision Ordinance 2014-03 Council and Staff proposed amendments.  
A. Commission's recommendations to Council

Chairman Gabel explained that they were waiting for the decision that Council would make at tomorrow night's meeting. No other comments were made.

- 7.) Review of Zoning Ordinance 2014-12 Council and Staff proposed amendments.  
A. Commission's recommendations to Council

Kay Davis McGill distributed a handout with recommended changes to the Zoning Ordinance that will be part of the agenda at the Council meeting tomorrow evening. She explained that these changes are for the Multi Use Zoning and are recommended by our Engineers.

Commissioner Carpenter asked for clarity with the definition of Open Space and if this is regarding High Density areas.

Attorney White explained the definition and stated that the proposed percentage of 15% for Open Space is a standard for this area.

Chairman Gabel expressed that he would like more Open Space, as it would provide for a more rural feel. Commissioner Carpenter asked for permission to address Edgewood resident, Mr. John Bassett regarding this matter. He then asked Mr. Bassett for his experience in this area. Mr. Bassett replied that the Commissioners should look to the Comprehensive Plan for guidance.

Ms. Davis McGill explained that with high density zoning you look at the intent of the community design. A builder/contractor will only design what will sell. This proposed change in Open Space is only a minimum.

Commissioner Carpenter stated that he did not have enough information to make a decision and he didn't know the economics of Edgewood.

Chairman Gabel said that they did not have a consensus to present any recommendations to Council. He proposed that the Commissioners review the Comprehensive Plan in the context of this.

- 8.) Public Comment – Limit 2 minutes per person. Note: If you plan to speak under Public Hearing, please do not sign up for this topic.

Mr. John Bassett spoke to the Commissioners and encouraged them to read the Comprehensive Plan. He continued saying that it would give them a sense of the community and will guide their decisions.

- 9.) Matters from the Chair and Commission Members

Chairman Gabel stated that he had recently been on the P&Z website. He commented that the Commission's page is out of date.

Ms. McGill apologized for the lack of attention to the site and stated that she will make sure the appropriate changes are made.

Commissioner Carpenter expressed his appreciation to Ms. McGill; for the work she has done and her help in the progress the Commission has made.

10) Matters from Staff

There was no matters of discussion from the Staff.

11) Calendar Update

Chairman Gabel stated the next scheduled meeting would be December 16, 2014. Due to Chairman Gabel and Commissioner Carpenter being out of town on January 6, 2015, the first meeting in January will be January 20, 2015.

Kay Davis-McGill reminded them that the Town staff's Open House is December 18<sup>th</sup>. It is a potluck and they are welcome to come.

12) Adjournment

Commissioner Navarre made a motion to adjourn the meeting of December 2, 2014. Commissioner Carpenter seconded the motion.

**Action:** Chairman Gabel voted aye. Commissioner Carpenter voted aye. Commissioner Navarre voted aye. The motion carried.

Chairman Gabel adjourned the meeting at 7:25 pm.

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Brad Gabel, Chairman

**ATTEST:**

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Kay Davis-McGill, Administrator

**ATTEST:**

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Leonard Navarre, Secretary P&Z