

**MINUTES
PLANNING COMMISSION WORK SESSION AND
TOWN COUNCIL SPECIAL MEETING
OCTOBER 20, 2016
TOWN HALL HERITAGE ROOM**

The work session of the Planning Commission convened at 7:55 PM in the Heritage Room:

PRESENT: Chip Paciulli, Vice Chairman/Planning Commissioner
Tip Stinnette, Planning Commissioner
EJ Van Istendal, Planning Commissioner
David Estey, Planning Commissioner
Britt Adkins, Planning Commissioner
Kelli Grim, Planning Commissioner/Council Liaison

ABSENT: Theresa Stein, Chairman

STAFF: Daniel Galindo, Senior Planner
Michele Snyder, Planning Associate

CALL TO ORDER:

The work session of the Planning Commission was called to order by Commissioner Paciulli, Vice Chairman, at 7:55 PM.

VICE CHAIRMAN'S COMMENTS:

None

DISCUSSION OF CURRENT PLANNING DOCUMENTS: LAND USE

Daniel Galindo stated that this is the last work session scheduled and all chapters in the current plan have been discussed other than Land Use, and he feels the most useful aspect of the current chapter are the bullets on page 110.

In regards to the first bullet, Daniel Galindo asked what the better balance would look like and has it been reached. Commissioner Stinnette talked about rather than achieve a better balance maybe maintain. Commissioner Grim mentioned harmonious instead of better. Daniel Galindo stated as written is a 70%/30% split of properties with taxes, and any time any residential is added there is always a reason to add more commercial. Commissioner Stinnette added he feels the community is satisfied with the way it is. Commissioner Adkins agreed with maintaining. Commissioner Grim talked about maintaining a balance between residential, commercial and industrial and does not feel the 70%/30% works anymore because of growth.

In regards to the second bullet, Commissioner Stinnette stated he does not feel that increasing anything is a good idea. Commissioner Adkins added she feels it is in conflict with the other bullet points but felt by changing it to *increase opportunities for commercial and industrial rehabilitation or redevelopment* may make sense as there are areas in town where residents would like to see this.

The Commissioners talked about whether or not to combine the two maps and after further discussion, it was determined that it would be better to leave the two maps separate and talked about specificity to each.

The Commissioners discussed building heights and specific uses. Daniel Galindo asked for the Commissioners to email him with additional thoughts. Further discussion took place about various shopping centers in town as comparisons for building locations and parking.

Daniel Galindo added he would provide feedback from the fourth work session prior to the next meeting, and stated that future work sessions are scheduled in conjunction with regular meetings.

ADJOURNMENT:

With no further business, Commissioner Stinnette made a motion to adjourn the meeting at 9:09 PM. The motion was seconded by Commissioner Van Istandal and passed unanimously.



Chip Paciulli, Vice Chairman



Diana Hays, Town Clerk