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Richmond Planning Commission
Regular Meeting
Wednesday, October 22, 2014
Approved Minutes

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Members Present: Bruce LaBounty (Vice-Chair), Brian Tellstone, Mark Fausel (Chair), Lauck
Parke, Marc Hughes, Ann Cousins, Sean Foley
Absent:
Others Present: Clare Rock (Town Planner/Staff to the DRB); see list

5:30 PM Fausel opened the meeting

Public Comment
NA

Administrative Items
Approve Meeting Minutes –October 15, 2014

LaBounty made a motion to approve the minutes, seconded by Parke. All in favor. So voted. Foley
abstaining.

The date of the next regular PC meeting will be Nov 5 to discuss comments from FEMA re FHOD.
And then the Gateway Commercial Public Hearing will be held on Nov 12.

Gateway Commercial Zoning District Regulations

Review of draft Gateway Commercial Zoning District Regulations, dated Oct 16, 2014.
Discussion started with whether to promote or restrict purely residential development in the
Gateway and weather to not allow the creation of new residential units.

Jeff Forward voiced concerns over some of the proposed changes coupled with the expansion of
the water and sewer project.

Heidi Boreman suggested determining a percentage of housing which is desirable in that area and
then draft a zoning regulations to accomplish that.

David Sunshine, on behalf of his clients Verburg, who owns a property on the other side of the
road, which is also out of the floodplain, to consider including their property in the Gateway
Commercial District. Another property owner who also owns a property on the other side of the
road asked the PC to consider adding her property to the Gateway District also.

Parke, made a motion to include the 3 properties on the other side of the road to be included in the
Gateway Commercial District, La Bounty seconded, followed by discussion. Motion failed 2 (yes)
5 (no), motion fails.

Geoff Urbanik stated the water and sewer expansion will be expensive, the only need is for
economic development, there is no public health concern.

Discussion followed about weather to require mixed use for residential properties, where a
percentage of the footprint would have to be commercial.

Cara LaBounty added that Business Yard and Garage Repair are not scenic and therefore
shouldn't be allowable uses in the Gateway Commercial District.

1　　On the topic of Tavern use, Cousins made a motion to add "with associated brewery, winery,
2　　distillery" to qualify tavern use with the production of the product onsite.
3
4　　Cousins made a motion to amend the motion and made a motion to keep tavern use and add
5　　statement to include "that is associated with an onsite distillery, brewery or winery" seconded by
6　　Foley. Motion passes 4 (yes) to 2 (no) with 1 abstaining.
7
8　　Cousins made a motion to reduce the maximum square footage to15,000, no second, motion was
9　　not moved.
10
11　　LaBounty made a motion to add to section 3.4.4 "in any new development within the Gateway
12　　Commercial District, at least 50% of the gross floor area must be in commercial use", seconded
13　　by Tellstone. Discussion followed where Rod West stated opposition to the motion and that he
14　　knows at least 2 other property owners in the Gateway that would also be opposed to this
15　　regulation. Motion passes 4 (yes) 3 (no).
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17　　Gary Bressor stated he doesn't approve what the planning commission is doing, and that the
18　　process has been too rushed.
19
20　　There will be a public hearing on November 12, 2014.
21
22　　Discussion followed about the process of making a motion and allowing for discussion.
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24　　Foley made a motion to approve the draft with the changes made tonight ready for the public
25　　hearing and to approve the warning and written report, seconded by Cousins, to approve the draft
26　　as amended.
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28
29　　**Adjourn**
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31　　*Fausel moved to adjourn, seconded by LaBounty so voted.*
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33　　The meeting ending at 7:00PM.
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35　　Respectfully submitted by Clare Rock, Town Planner/Staff to the DRB