



Townsend Planning Commission
Public Hearing @ 7:00 pm
Special Meeting @ 7:30 pm
November 29, 2017
Townsend Town Hall, 141 Main Street

7:00pm – Planning Commission Public Hearing

- I.** Call to Order:
- II.** Opening Ceremonies
 - a. Roll Call
Gary Rittereiser, Regina Albert, Sheryl Rojas, James Reyes
 - b. Pledge of Allegiance
 - c. Visitor Acknowledgement
Visitors were thanked for coming

III. Announcements/Additions/Deletions

Commissioner Albert explained that the location of the Craig properties has several addresses listed because of the address assign by the county and town maps, but there are multiple 0 Main Streets.

Any Commissioners having a conflict of interest in tonight hearing would need to recuse themselves from the meeting.

James Reyes received a letter announcing the Public Hearing and stated he did not need to recuse himself.

IV. Public Hearing

- a. Rezoning request from Kelvin & Melvin Craig, property owners
 - Property: Lots 9 & 10
 - Located at: 600 Main Street & 0 Main Street (602 Main Street)
 - Parcel: #2500300-002 and #2500300-003
 - Present Zoning: R-AA
 - Request: Change to R-2

The zoning description of R-AA and R-2 were read to the attendees of the hearing. A printed copy of these descriptions is available for anyone present to pick up and read.

V. Public Comments/Discussion

- a. In favor
No comments were made
- b. Not in favor
No comments were made against, but Dan Keeler asked why the properties 600, 602 and 606 is currently zoned as R-AA. Commissioner Albert explained that when the buildings were removed from the properties they were no longer zoned commercial. The State recommended that the Town offer diverse zoning

and that is how the property became zoned R-AA. There are no State stipulations stating that a certain number of lots have to be zoned R-AA but the State did recommend the zoning be added to the community.

Dan Keeler assumed that the rezoning request for the property is to open up the marketability of the lots. Mr. Craig did address Mr. Keeler's question with the affirmative.

- VI.** Motion to Close Public Hearing
Motion made and 2nd received to close the Public Hearing
- VII.** Adjournment

7:30pm – Planning Commission Special Meeting

- I.** Call to Order
- II.** Opening Ceremonies
 - a. Roll Call
Gary Rittereiser, Regina Albert, Sheryl Rojas, James Reyes
 - b. Pledge of Allegiance
 - c. Visitor Acknowledgement
Visitors were thanked for coming
- III.** Public Hearing
 - a. Rezoning request from Kelvin & Melvin Craig, property owners
 - Property: Lots 9 & 10
 - Located at: 600 Main Street & 0 Main Street (602 Main Street)
 - Parcel: #2500300-002 and #2500300-003
 - Present Zoning: R-AA
 - Request: Change to R-2

Commissioner Albert was sad to lose the zoning R-AA but did not see a reason not to approve the change. Commissioner Rojas asked if the property was zoned commercial before why was it changed at that time. Commissioner Albert explained the history of the property and as a vacant lot it was required to be rezoned. Commissioner Rojas was asking about the existing variances for the new zoning to be held in place. Commissioner Reyes was concerned about losing the older community and the buffer areas required with the new zoning. Commissioner Reitzer agreed with the variances being discussed but no other issues.

- IV.** Public Hearing Commission Discussion/Possible Vote

Motion to vote was made and second was received. Planning Commission voted to change the zoning from R-AA to R2. Recommendation will be made to the Town

Council. Commissioner Albert will notify the Town Manager with a special notice. The Town Manager will then notify Town Council of an ordinance change as it will affect the Town Comprehensive plans going forward.

V. Adjournment

Two motions received to adjourn the meeting.
