

HYDE PARK PLANNING COMMISSION

MINUTES May 7, 2014

*All minutes are draft until approved by the planning commission;
please check future minutes for the approval of these minutes.*

Members Present: Greg Paus, Chair (GP); Kevin Fitzgerald (KF); Vicki Emerson (VE); Bob Malbon (BM)
Members Absent: One Vacancy
Staff: Seth Jensen, MPG14 Staff/LCPC; Ron Rodjenski, Zoning Administrator
Guests: Jack Anderson, Village Trustee; Eric Williams, landowner on Route 15.

GP opened the meeting at 7:03 p.m.

1. **Welcome and Public Comment** – No public comment. Greg reviewed the new signage provisions in the Village which allows a 40 sq ft sign if the primary structure is 10,000 sq ft or larger, otherwise the 25 sq ft maximum size per size is maintained. Eric Williams was present to discuss his plans for the corner of Centerville Road and Route 15. He is concerned that a conditional use permit is frowned upon by the banks and Greg pointed out that the existing zoning regulations in his district all most commercial districts. Vicki noted that the new zoning document would be more user-friendly and the allowed uses would not be significantly changed.
2. **Minutes** – Motion by VE to approve the April 3, 2014 minutes, as written. Seconded by KF. Voting: 4 in favor, 0 against, motion passed.
3. **MPG14 Planning Grant** – Seth Jensen from LCPC were present to review the draft Unified Land Development Bylaw. The Commission reviewed the draft table of uses, showing administrative and conditional permit requirements. The Commission reviewed Seth's March 31, 2014 memo and made suggestions to bring the recommendations into the new draft. MPG14 funding ends May 16, so Seth is going to finish up his work and the mapping by that date. Additional work on remaining sections and the public hearings will continue without MPG funds.
4. **Adjourn** - The meeting adjourned at 9:10 p.m.

Respectfully submitted by Ron Rodjenski