



PLANNING BOARD

Tuesday, September 10, 2024 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madam Chair Catherine Drumm called the meeting to order at 6:00 PM.

1.2 Determination of Quorum

Members Present: Madam Chair Catherine Drumm, Glenn Corriher, Jade Bittle, Deborah Cox, Beryl Alston, Scott Faw

Members Absent: Mark Bringle

Staff Present: Town Manager Michael Ambrose, Planning, Zoning & Subdivision Administrator Rick Flowe, Deputy Town Clerk Angie Sands, Assistant Police Chief Kevin Young

1.3 Pledge of Allegiance

Madam Chair Catherine Drumm led those in attendance to the Pledge of Allegiance.

1.4 Recognitions and Acknowledgements

No Recognitions or Acknowledgements

1.5 Adoption of Agenda

A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED.

Moved By: Scott Faw, seconded by Jade Bittle, motion passed with unanimous vote (6-0)

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of August 12, 2024, Meeting Minutes

A MOTION WAS MADE TO APPROVE AUGUST 12, 2024, MEETING MINUTES.

Moved By: Deborah Cox, seconded by Scott Faw, passed by unanimous vote (6-0).

3. OLD BUSINESS:

3.1 Consider Discussion of Downtown Plan

Planning Zoning & Subdivision Administrator gave a brief overview of Parkdale Steps 1 and 2 that Planning is working on to Present in the October meeting. Step 1 will be in a controllable video of Conceptual Patterns and Ideas.

4. NEW BUSINESS:

4.1 Consider Zoning Map Amendment Re Annexation - Simmons - West Davis Street

Mr. Flowe gave a brief overview of the Zoning Map Amendment Re Annexation – Simmons – West Davis Street. The Property Owner owns two parcels and is requesting to bring the property into the town limits and designate to SFR3. The owner is looking to build two homes or one home and an accessory dwelling. They want to be in the town limits so that they have water and sewer to the home site.

A MOTION WAS MADE TO APPROVE ZMA 2024-10-14-1, ZONING MAP AMENDMENT REAMENDMENT RE ANNEXATION – SIMMONS – WEST DAVIS STREET.

Moved By: Deborah Cox, seconded by Scott Faw, motion passed with unanimous vote (6-0).

4.2 Consider Zoning Map Amendment - Legendre - South Chapel Street

Mr. Flowe gave a brief overview of Zoning Map Amendment – Legendre – South Chapel Street.

This request is for Zoning Map Amendment for property that was recently annexed. They initially had a larger piece of property that was five parcels and some of that property was in town, and some was out of town. The request was to be able to change things to annex in the part that was out of town. The initial zoning applied to all of that was brought into town was the same as what was in the town which is RMST. The owners are looking to take a small portion of one of those parcels about .15 acres, that is across Beaver Street from the remainder of the property. The property to the right of it is owned by the town and is zoned civic. The request of the owners is to zone this .15-acre property to civic, for the purpose of being able to host some special events there from time to time. The property owners have an old building on the property that they want to move to this location in which to host these events. I would rather let the property owner describe their events that they would like to be able to have here and the frequency, which would all follow under the LDO, so it would be limited.

Katelyn Legendre gave a brief overview of the old barn that is currently in her back yard. She and her husband would like to move it over to Beaver Street and use it as a Studio Store Front. Katelyn sells antiques my business name is Back at Momma’s Antiques. We go through old barns and farmhouses and collect items, similar to the show American Pickers. We look to move the building over, give it a new foundation, and siding, it will be a complete revamp. We have a designated area of about 600 square feet for parking. We don’t need sewer or water. If we can zone it civic following the rules of LDO we could have a sale every 40 days about 6 per year, open Friday, Saturday and Sunday with hours 9 – 5.

Member Scott Faw asked if Mrs. Legendre had pictures.

Mrs. Legendre did have pictures of the current barn and what she expects it to be when completed.

Madam Chair Catherine Drumm asked the definition of civic.

Mr. Flowe stated civic is general public interest. Not the general commercial 5 days a week type of commercial. There are provisions in article 15, for certain types of special events or public interest, functions in the civic area, seasonal things, sidewalk sales things of that nature, where there doing things on a temporary basis. It keeps it soft and low impact on the neighborhood.

Member Jade Bittle asked if Mrs. Legendre would allow people to come shop the site outside of your 40-day periods?

Mrs. Legendre stated that she would look to. I do a lot of Instagram and social media, so, that would be no different than selling in my driveway. Organized sales would be six times a year.

Mr. Flowe stated if you're talking about yard sales and things of that nature, those are restricted as well. There would be limitations on the operation there. If you're storing and preparing for sales, but as far as being open that would be limited to the temporary events.

Member Jade stated it doesn't sound temporary as planned. I'm having a hard time with the word temporary when there is planned sales. Planned sales seem to be in the guidelines, as still acting as a retail store outside of those six I just feel like it would need to be commercial.

Member Deborah Cox asked if the sales would be like an auction.

Mrs. Legendre explained its basically a studio store front to display inventory and it would literally only be 6 sales. We love our neighbors, and we are trying to have a very minimal impact. We would encourage people to go into town to visit the Coffee shop and Ice Cream shop, the things we love about the town of Landis. Sales would be as advertised.

Member Jade Bittle stated in theory if you had people that wanted to come look seven days a week that could happen.

Mr. Flowe stated that would be staffs biggest concern, because looking at the activity here, promoting it digitally or offsite is different than promoting onsite. It would be a concern promoting onsite for people to come in and view would be a concern to staff that they would be exceeding the intent of the standards written in the Ordinance.

Town Manager Michael Ambrose asked what other like properties do we have as civic.

Mr. Flowe stated not quite like that. This type of temporary event is provided for in both our agricultural, mixed use, Main Street, civic and two of our commercial districts. This is the closest thing to avoid a spot zoning it's because of the civic that's adjacent to the property. A spot zone is an individual property that is restricted beyond what the other properties are restricted to or has greater privileges than the other properties.

Member Scott Faw asked about zoning the property commercial.

Mr. Flowe stated that zoning commercial would be difficult to find it consistent with the plan. It would be difficult to justify a spot zoning, giving one property owner privileges that no one else has.

Mrs. Legendre shared her business plan and pictures of what the old barn looks like now and after the rehab.

Member Glenn Corriher asked if Mrs. Legendre thought the 600 square feet of parking would be enough.

Mrs. Legendre replied that it would not be any different than parking for a yard sale.

Member Jade Bittle asked if the property was ever sold it would remain civic.

Mr. Flowe answered that is correct.

A MOTION WAS MADE TO APPROVE ZMA 2024-10-14-2, ZONING MAP AMENDMENT LEGENDRE – SOUTH CHAPEL STREET

Moved By: Scott Faw, seconded by Deborah Cox passed by (5-1) vote.

5. REPORTS:

5.1 Planning & Zoning Reports (Included in Packet)

6. CLOSING:

6.1 Adjournment

Madam Chair Catherine Drumm adjourned the meeting at 6:35 PM

Respectfully Submitted,

Deputy Clerk Angie Sands