

Town of Chatham Comprehensive Plan Steering Committee

MINUTES

FEBRUARY 15, 2006 7:00 PM

TOWN HALL

MEETING CALLED BY	Mike Hart
TYPE OF MEETING	Additional Monthly Meeting
FACILITATOR	Nan Stolzenburg
NOTE TAKER	Bob Balcom
ATTENDEES	Rick Werwaiss, Mary Gail Biebel, Ira Marks, Van Calhoun, Randi Walker, Kary Jablonka, Mike Hart, Jean Rohde, Roy Carwile, Bob Balcom, Nan Stolzenburg (via speakerphone)

Agenda topics

2 MINUTES CALL TO ORDER MIKE HART

DISCUSSION	Chairman Hart called the meeting to order at 7:07 pm.
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5 MINUTES FEBRUARY 1, 2006 MINUTES BOB BALCOM

DISCUSSION	Rick Werwaiss made a motion to approve the minutes for February 1, 2006 (2 nd Jean Rohde). Motion passed unanimously with the minutes as amended.
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Post minutes to Town Web Site	Bob Balcom	ASAP

90 MINUTES OLD BUSINESS – STRATEGY WORK (ECONOMIC DEV. & HOUSING) LIAISONS/NAN STOLZENBURG

DISCUSSION	Mike Hart began by stating the CPSC has made great progress and reminded the committee that when the review of the strategies was completed that the committee would need to do a complete, final review.
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Rick Werwaiss began the review of the Economic Development strategies which had undergone a great deal of editing (thanks to David Rubel). Some of the editing modified the wording of the goals but did not change the goal's intent.

During the review a great deal of discussion occurred regarding several issues. These included current business in the hamlets and hamlet boundaries; special use vs. site plan review; development and improvement of the Type 1 list as being very important; minor, intermediate and major home occupations; what is meant by Town character; and definition of consistent style and scale.

Further discussion revolved around nodal business development as opposed to strip style development. Discussion addressed de-emphasis of road frontage requirements. The committee then discussed the limiting of square footage to prevent "big box" commercial development and the ways these businesses are working around these limitations.

The discussion then moved to Planned Business Districts and their impact on zoning. This discussion resulted in several suggested modifications to the strategies. This also resulted in a general discussion for the need to coordinate infrastructure with land use.

Lastly, a lively discussion ensued regarding the use of strong wording in the strategies, such as "shall" and "will", that may cause the Town Board to require changes to the language.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Update modifications to Economic Development Strategies	Rick Werwaiss/Nan Stolzenburg	ASAP

15 MINUTES

NEW BUSINESS – CAP/LAND USE
SUBCOMMITTEE REPORT/OTHER

MIKE HART

DISCUSSION	Van Calhoun and Mary Gail Biebel reported to the committee regarding the joint Keep Farming CAP committee/ CP Land Use Subcommittee meeting.	
	They reported that the meeting was well attended and that all participants were well behaved and listened to each other. The committees were unable to resolve philosophical differences. Joel Russell will be asked to assist in helping define ambiguous definitions and help the groups move forward. Both groups are sharing documents. Overall both Van and Mary Gail considered the meeting to be very successful. Discussion was very frank and beneficial. A general attitude of the land owner keeping their rights was expressed.	
	The committee then looked toward the future of when its work may be completed. There are four subcommittee's work to be reviewed thus at least four meetings or 2 – 3 more months. The two meetings are planned for March 1 and March 15 @ 6:30 pm.	

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

5 MINUTES

OPEN FORUM

MIKE HART

DISCUSSION	A general, lively discussion regarding Interim Zoning commenced. The Town Board would be addressing the topic tomorrow night at its regularly scheduled meeting.	
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

2 MINUTES

ADJOURNMENT

MIKE HART

DISCUSSION	Mary Gail Biebel made a motion to adjourn (2 nd Randi Walker), unanimously passed @ 10:06 pm.	
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

OBSERVERS	Don Hegeman
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