



Town of Dutch John

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NOTICE OF PUBLIC MEETING

**Town of Dutch John
Planning Commission
Dutch John Conference Hall
March 6, 2024 7:00 P.M.**

**MINUTES FOR
NOTICE OF PUBLIC MEETING AND AGENDA**

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ROLL CALL : March 6, 2024, 2024

PnZ Chair

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Commission members: Sarah Marquis Rachel Albritton

Rachel Albritton
Amy McDonald

Alternate:

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Present	Absent	Excused
X		
X		
X		

Allen Parker, Harriet Dickerson, Mayor Butch Johns, James McGuirk, Amanda Lucas, Matt Lucas.
On-line: Andrew Morse

1. CONSENT AGENDA

1.1 Minutes of meeting: February 21, 2024 – Session 1

Ms. McDonald moved to accept Minutes with corrections. Mr. Marquis seconded. Motion passed unanimously.

1.2 Building Permits:

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Kat Mueller – There was a question about a survey. Mayor Johns has discussed this with the County. They had resurveyed into the road and changed ownership. One fire hydrant will need to be moved out toward the street. A question came up and Mr. Marquis stated inside the circle of the Town is zoned R-3. Ms. Albritton will go through the checklist with him.

Denise Rogers - Discussion revolved around this property zoning requirements for this subdivision. Input was received from Allen Parker.

The Commission did a quick review of all outstanding building permits, clarifying progress being made.

1.3 Correspondence: Ms. McDonald advised Allen Parker will come to Dutch John on Monday's instead of Wednesday's starting next week. This will allow him to be on site when Matt Tate does his inspections.

2. PUBLIC COMMENT. Mayor Johns introduced James McQuirk and Amanda Lucas who will be new members of PnZ, stating he has high expectations that both of them will be great additions to PnZ. H.

will support all the ideas that PnZ generates, and is pleased with the way the Commission is going and believes that having input from 5 people will be great.

3. OLD BUSINESS

3.1 None

4. NEW BUSINESS

4.1 Oath of Office, James McGuirk and Amanda Lucas – Discussion and Possible Action.

Oath of Office was administered by Amy McDonald, Recorder, to James McGuirk and Amanda Lucas. James will be a voting member of the commission and Amanda an alternate.

4.2 R2 Zone – Discussion

Mr. Marquis led the discussion of the R2- multifamily – zone. Allen Parker said there are things that need to be addressed in the Ordinance. R-2 zone and Conditional Use Permits. He stated setbacks are more important than if buildings are connected. The Commission needs to decide how they want things to look – you could have one multi-family building going vertical or smaller multiple buildings at ground level.

Mr. Marquis stated the Commission is trying to have updates completed by May. Mr. Parker is working on a master template which should be helpful. Mr. Marquis said it is intended to update sections of the Ordinance twice a year – not the whole document but sections which are in need. All this will be done looking at what is best for the Town. Ms. Albritton discussed that we are in a state of change and wondered how this would affect, for example, Mr. Morse's dream. Mr. Morse's plan was discussed and if he applies for a permit now and then the Ordinance is changed in a manner more to his desire, he could choose which one to build under.

Mr. Parker suggested a Work Session dedicated totally to this issue.

Mr. Morse asked if PnZ could recommend to Town Council that they accept his Plan A based on criteria now existing. There was no decision. Mr. Parker discussed single building vs. multiple buildings. Mr. Marquis felt a good definition of R-2 would go a long way for solving some of these issues. It was the intent for R-2 to be multi-family and that would preclude single family dwellings, but then where would an apartment complex fit in. Ms. Albritton said we do have a need for housing but still want to preserve the look of the Town. There was lots of input from everyone in attendance with examples from other parts of the State.

Ms. Albritton also brought up the question as to how density should be determined, the size of the lot? Mr. Parker said density requirements need to be determined and they would apply to setbacks etc. and it wouldn't matter if units were separate or connected as long as the density requirements were complied with. Ms. McDonald said each unit should have separate utilities. Esthetically how the commission wants the Town to look needs to be determined and then adjust the Ordinance to reflect that.

Another opinion was multifamily like a four plex which could have parking issues. Ms. Albritton asked what if different landowners wanted a different unit configuration. Is that possible. Multiple structures are allowed. You could have two primary structures on one property. Then you could also have a single family unit. Ms. Albritton noted that if that single family unit was constructed and then sold at a later date, it would be possible for the new owners to add another primary structure to the property.

Another issue is the people who will most probably occupy multifamily units aren't looking to be full time residents and that creates a problem for those who do.

Discussion wound down and meeting adjourned at 9:00 p.m

Harriet Dickerson
Harriet Dickerson, Clerk