

**Rutland City Planning Commission
Amended Meeting Minutes
April 17, 2024**

Present: Rebecca Mattis (RM), Patrick Griffin (PG), Aaron Hildebrand (AH), Susan Starr-Adams (SA) and Jacob Pluta (JP).

Also Present: Andrew Strniste, Planning & Zoning Administrator and Barbara Spaulding.

RM, Chair, called the meeting to order at 5:30 pm.

- I. ADDITIONS/DELETIONS – None.**
- II. PUBLIC COMMENT – None.**
- III. APPROVAL OF MINUTES – February 14 and March 27, 2024.**

Due to the lack of a voting quorum that was present at the February 14 minutes, they will be added to the April 24 agenda.

PG moved to approve the minutes of March 27, 2024. RM seconded. Motion was approved 4-0 with SA abstaining.

IV. NEW BUSINESS - New Planning Commissioners Update.

RM suggested making introductions and an update for the newly appointed Commissioner. Commissioner SA, who was unanimously appointed at the April 15 Aldermen's meeting, introduced herself and discussed how her interest in the Planning Commission came from a discussion with Alderman McCann about the current housing crunch. She added that Rutland City is very important to her. AH discussed the status of the current Zoning Bylaws rewrite. RM added that discussions have included determining the vibe for each zoning district by what is allowed in each district. There has been attention given to balancing aesthetics and development.

Homework – Andrew confirmed that the homework included reading chapters 1,2 and 5 and providing comments by Thursday April 25. He will provide a clean copy of the bylaws document to the Commissioners. Andrew also asked the Commission to confirm they will be meeting next on Wednesday April 24 and then on Saturday, April 27. The April 27 meeting will be held from 9:00 am to 3:00 pm with the location to be determined. The Commission agreed to the schedule.

V. OLD BUSINESS – Proposed Zoning Regulations – Development Standards – Chapter 3.

Following a lengthy discussion regarding Cottage Housing and Tiny Houses that included visual representations of both, Andrew said he would research definitions used in Underhill for RVs and Campers and Tiny Homes for the next meeting. The Commission's consensus was to revisit their applicability under Specific Use Standards

§319 at another meeting. The Commission proceeded with discussion of §320 Multi-Unit Residences through §321 Rooming and Board House and made the following changes:

§320 Multi-Unit Residences

- §320.B – Strike
- §320.C – Potential to Strike, [will] with further discussion
- §320.D - Strike
- §320.E – Strike
- §320.G [5] – Strike

§321 Rooming and Boarding House

- 321.A – Change to “five bedrooms”
- 321.B (5) – Add to the end...”and every separate building.”
- 321.B (7) - Strike
- 321.C – JP suggested that the occupancy number should consider 2 people per bedroom and the number should not exceed two tenants per bedroom. The revision reads: “The number of tenants occupying a rooming and boarding house shall not exceed a number equal to two tenants per bedroom.”
- 321.D – Eliminate “A rooming and boarding house will require site plan approval and”
- 321.E – Add PS1 to Rooming and Boarding House in MU District

VI. CORRESPONDENCE – JP moved to receive and file the following correspondence. SA seconded. Motion was approved 5-0.

3/27/24 - VT Natural Resource Board, Act 250 Notice of Initial Act 250 Application filing Schedule G, #1R0772-3, 71 Clement Road, Rutland

JP moved to receive and file the following correspondence. AH seconded. Motion was approved 5-0.

3/29/24 - VT Natural Resource Board, Jurisdictional Opinion JO 1-476, 63 Cherry Street Rutland

JP said he has reconsidered listing small retail business in R5 as PS3. He would like to revisit the Use Chart at another meeting.

VII. ADJOURN – JP moved to adjourn. PG seconded. Motion was approved 5-0. The meeting ended at 7 pm. The next scheduled meeting is April 24 at City Hall.

For the Commission: Barbara Spaulding, Recording Secretary