

**Rutland City Planning Commission
Meeting Minutes
October 9, 2024**

Present: Aaron Hildebrand (AH), Patrick Griffin (PG), Jacob Pluta (JP), Susan Starr-Adams (SA), Rebekah Stephens (RS), Sarah Roy (SR) and Rebecca Mattis (RM) via webex.

Also Present: Andrew Strniste, Planning & Zoning Administrator

PG, Acting Chair, called the meeting to order at 5:34 pm.

- I. ADDITIONS/DELETIONS – None.**
- II. PUBLIC COMMENT – None.**
- III. APPROVAL OF MINUTES – October 9, 2024.**

AH moved to approve the minutes of October 9, 2024. RM seconded. Motion was approved 7-0.

- IV. NEW BUSINESS - None.**
- V. OLD BUSINESS – Transit Oriented Development Committee**

JP reminded the Commission that he had volunteered to participate in the Regional Planning Commission's Transit Oriented Development Committee and as such he attended the recent kick-off meeting. He invited other Commissioners to join the advisory committee and discussed the timeline for the project with a public forum and deliverables in March. Andrew discussed the difficulty for Rutland to come up with a project as opposed to the other three counties involved due to the existing transit opportunities in the City.

Zoning Bylaws Rewrite – Chapter 2 Zoning Districts

Andrew said he has spoken to Brandy and hopes to have everything needed from her by the end of the calendar year due to tax implications with her being out of the country. If anyone has any other questions for Brandy, they should get those to Andrew as soon as possible.

The Commission resumed their discussion on Chapter 2 Zoning Districts §Dimensional Standards on page 11 and made the following changes:

Comment AS73 – standard language

Comment AS74 – change to ARC for simplicity purposes

Comment AS75 – to be addressed

Comment AS78 – remove “not less than 30 feet wide”

Comment AS79 – keep for aesthetic reasons

Comment AS81/82 – corner and through lots no rear setbacks, all side setbacks

Comment AS83 – currently in zoning regulations recommend keeping

Comment AS84 - 30% is set in ordinance

Comment AS85 – refer to §108.C(11)

Comment AS86 – total building height add goals

Comment AS89 – keep residential structures

Comment AS91 – exempt tree houses

Comment AS92 – add “units” and “unless otherwise provided by State Statute.”

Residential Zoning Districts

Comment AS94 – keep as is

Comment AS108 – The way regulations are written, Conditional Use will be accompanied by Site Plan Review.

Comment AS109 – Sarah suggested keeping charts to one page

Comment AS110 – disregard

Mixed Use and Business Zoning Districts

Comment AS111 – Address

Comment AS116 – Add grammar correction

Comment AS119 – Strike “improves stormwater management” in 114.D Gateway Corridor District

Comment AS120 – Keep the same

Comment AS122 – Re-examine exemption for parking in the front of the lot

Comment AS134/135 – Still complete

Comment AS 136 – make sure working is uniform regarding Downtown Business, Business Corridor and Historic Mixed Use Districts

Comment AS137 – Incorporate “This does not apply to mixed use structures” under 117.A Residential Units (1) Gateway Corridor districts. (2) “Add for new residential buildings less than 5 dwelling units”

Comment AS138 – For space facing need better to have some front

Comment AS141 – Rebecca will draft language for Hospital District in regard to mixed residential uses.

Comment AS151 – Andrew will fix

Comment AS154 – Reconsider PS everywhere in the light of flooding

Comment AS157 – Utility facilities require Administrative Site Plan Review

Comment AS158 – Municipally owned private parking facility should be P/S2

Comment AS162 – increase amount to \$5,000

VI. CORRESPONDENCE – Green Mountain Power Hazardous Waste Storage Facility permit VTD007939614 renewal.

RM reported on the hearing that was held Sept. 12 saying she added requiring a flood plan to the letter she wrote. The response was that a flood plan would be required by 2030. JP moved to receive and file the correspondence. RM seconded. Motion was approved.

VIII. ADJOURN – RM moved to adjourn. RS seconded. Motion was approved 6-0. The meeting ended at 6:54 pm. The next scheduled meeting is October 23 at City Hall.

For the Commission: Barbara Spaulding, Recording Secretary