

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR PLANNING SYSTEMS IMPLEMENTATION TEXT AMENDMENT

November 8, 2023

Recommendation: Approval Approval with Comments Denial

Motion: Strother Murray-Ndinga moved, and Jonathan Mitchell seconded, to recommend that the Council adopt the Planning Systems Implementation Text Amendment with an amendment that the Planning Commission have the ability to review all concept plans.

Vote: 7 – 0

Yeas: Elizabeth Losos (Chair), Wesley McMahon (Co-Chair), Strother Murray-Ndinga, Jonathan Mitchell, Geoff Green, Theodore Nollert, Erik Valera

Nays:

Additional Comments:

- The Planning Commission believed they were in a better position than the Community Design Commission (CDC) to review concept plans holistically and provide meaningful feedback. They found that the purview of the CDC was focused on the aesthetics of development; however, the Planning Commission's purview gave them the ability to review a development's function and compatibility with its surroundings.
- They believed the Planning Commission's review would aid the Town in accomplishing the goals of Complete Community.
- They also wanted additional time to review larger development applications so they could provide better feedback on those concept plans.
- There was interest in providing the Board of Adjustment (BOA) additional training on quasi-judicial hearing before implementing the text change.

Prepared by: Jacob Hunt, Planner II