



**PLANNING COMMISSION
MINUTES
March 15, 2023
7:00 PM
Community Meeting**

MEMBERS

David Durham, Chairman
Adam Lynch, Vice-Chairman
Mary-Margaret Marshall, Secretary
Susanna Finn
Kenneth Gantt
Chris Hornung
Tom O'Toole

CITY STAFF

Chuck Johnston, Director
Mike Craig, Principal Planner
Taylor Owen, Administrative Assistant

1. CALL TO ORDER

Mr. Durham called the meeting to order at 7:00 pm at Lafayette Elementary School.

2. DETERMINATION OF A QUORUM

With 6 members present, the Chair stated there was a quorum. Mr. Gantt joined the meeting at about 7:30.

3. APPROVAL OF AGENDA

The agenda was approved by the Planning Commission.

4. PUBLIC HEARING – Continued

Mr. Johnston welcomed the public and the commissioners to the meeting, and summarized the reason for the meeting: the proposed text amendment regarding Accessory Dwelling Units that City Council initiated and sent to the Planning Commission in January. He said that in addition to the public hearings, the Council requested the Planning Commission to hold Community Meetings as opportunities for the public to ask questions, give input and overall discussion regarding Accessory Dwelling Units (ADUs). He said this is the third such community meeting. He then reviewed the proposal and opened the floor for questions and discussion.

Members of the public asked questions about the origins of the matter, what brought about this discussion in originally. Mr. Johnston and Mr. Durham responded that ADUs have been included in the Comprehensive plan since 2015, which has been modified and revised since with various Small Area plans and updates. Mr. Craig explained that ADUs were a common tool used to fit additional housing into single family neighborhoods while maintaining their current character.

Another member of the public asked if there was a general idea of how many ADUs existed in the City currently, and how might the City go about regulating those that already exist. Mr. Craig explained that the planning department has three opportunities to enter an individual's residence which are: overcrowding complaint, building inspection, and property maintenance inspection, which is prompted by complaint.

Discussion continued about ADUs as rental and how they would be managed. Some members of the public felt that it was necessary to include an owner-occupant on site.

5. ADJOURNMENT

The meeting adjourned at 8:30 pm. The Chair noted that the next Planning Commission meeting will be Wednesday, March 22, 2023.

David B. Durham, Chairman