

**TOWN OF COATS
PLANNING BOARD MEETING**

July 6, 2023 –Meeting

I. ROLL CALL:

Chair Hazel Stephenson, Vice-chair Misty Gil, and members Clint Latham, Walter Weeks, Lawrence Denning, and Don Plessinger were present. Alan Pope was away with excused absence.

II. CALL TO ORDER:

Meeting was called to order at 6:05. An informal agenda was presented to review final Future Land Use Map and an article of the UDO.

A. Approval of Minutes

RESOLVED, to approve minutes from May 4, 2023.

MOTION BY: DON PLESSINGER; SECOND BY: MISTY GILL

APPROVED: 6-0, unanimously approved

III. PUBLIC FORUM:

Chair Stephenson opened the Public Forum. Hearing no one, Public Forum was closed.

IV. NEW BUSINESS MEETING:

A. Article 12.3-2 (private ally requirement) review and discussion.

For newly created high density lots the UDO requires a rear ally access. Images and layout design of example townhome projects were reviewed and discussed.

Mr. Plessinger stated a desire to remove the language now and it could be put back in at a later date. Mr. Weeks questioned the value and purpose of the private ally requirement, but stressed that if the requirement was removed then more study was needed concerning the front setback requirement.

After discussion there was general consensus that rear loaded ally requirement was not superior to other methods of vehicle parking and access. No motion was required. Manager will provide recommendations on front setbacks as townhome projects move toward completing engineering and design.

B. Future Land Use Map (FLUM) Update

Final drafts were presented. The Board stepped aside in order to closely review details of large paper maps. The Board was generally pleased with the final product and reviewed all corridors to ensure that prior feedback had been included. Mr. Weeks questioned how this map may accommodate a future highway 55 bypass.

RESOLVED, Recommend approval of FLUM update and send to Town Council for public hearing.

MOTION BY: Clint Latham; SECOND BY: Misty Gill


APPROVED: 6-0, unanimously approved

RESOLVED, to adjourn meeting

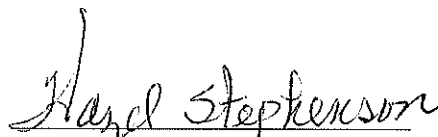
MOTION BY: Don Plessinger; SECOND BY: Walter Weeks

APPROVED: 6-0, unanimously approved

Meeting adjourned at 7:10pm.



Nick Holcomb, Town Manager



Hazel Stephenson, Chair