

**Sustainable Planning Meeting
January 25, 2008**

Members Present:	Matt Ackerman, Chairman	Joan McClelland
	Bill Feldmeier	Dava Hoffman
	Jim Sullivan	Shakeeb Shariff
Guest:	John Rassmussen	
Absent:	Elizabeth Lassuy	
	Elise Link	
	Jon Barnert	
	Gene Kerkman	
	Tom Reilly	
	Jim Wise	

The meeting began with a discussion to clarify what they were trying to do and it was agreed that the Committee was looking at two tiers: the first tier being a Residential PAD being a matter-of-right and the second tier being a conservation subdivision or a clustering subdivision.

Ms. McClelland said that it was probably easier to get the matter-of-right PAD done than a residential conservation subdivision and the Committee wanted to have something to present to the Joint Session in March.

Ms. Hoffman suggested they deal with the matter-of-right section first, she did not feel the word "residential" needed to be in front of Planned Area Development, it would go into the Subdivision Regulations and only be referenced in the Zoning Ordinance. She said as a PAD there were no minimum lot sizes and the only setbacks would be the perimeter ones, and the only thing that would remain was the height limitations.

Mr. Feldmeier said that a PAD now allowed commercial and their intent was for residential development.

Ms. Hoffman said they were not changing zoning, if you had commercial zoning and you wanted to go for a PAD commercial subdivision you could and if you had residential zoning you could do that.

Mr. Sullivan said it would be preference by the underlying zoning. He said with some single family, multi-family and some commercial which allowed for a certain density, you as a matter-of-right could do that PAD without increasing density, because if you came in now and said you wanted to include a quarter of it as commercial, then you had the question of being able to transfer density. Say if you had 10 acres, 2 acres residential, 2 multi-family and 6 commercial, as long as you don't overdue that number you could mix or put them anywhere that you wanted within the PAD, and he felt that should be allowed.

Ms. McClelland said they should keep it simple.

Ms. Hoffman summed it up, that a PAD would be part of the Subdivision Regulations and only be referenced in the Zoning Ordinance and in all of the zoning districts, flexibility to setbacks were possible through the PAD.

Mr. Shariff replied that he would have to run that by Elise before he drafted the document.

Ms. McClelland said they wanted to strike Section 440 from the Zoning Ordinance and add it or something similar to it to the Subdivision Regulations.

Mr. Sullivan said they were trying to provide a developer a way of coming in with a good idea and being able to do it without having to go through the public hearing process.

Mr. Ackerman said he had a film called "The End of Suburbia" that he would like everyone to see. He said it lasted approximately one hour and 20 minutes. He said this movie expressed what this Committee was facing but also presented some broad stroke solutions. The Committee decided that they would view the movie at their next meeting on February 8, 2008. It was suggested that at the February 6 Commission meeting, Elise invite the Commissioners to view the film with the Committee.

The Committee decided to postpone the review of the draft minutes of January 11, 2008 and to discuss the panel's comments when more Committee members were present.

Ms. McClelland reminded the Committee members that they wanted to have a draft to review on February 22, prior to presenting it at the Joint Session in March.

The meeting adjourned at 11:05.