

**MINUTES
HAMILTON PLANNING COMMISSION
REGULAR MEETING
May 16, 2012**

A meeting of the Hamilton Planning Commission Regular Meeting was convened at 7:00 PM with the following attendance:

PRESENT: Robert McCann, Chairman
Les Carlson, Vice-Chairman
Chris Cawley, Commissioner
Larissa Borst, Commissioner
Russ Beal, Commissioner
Tom Rollins, Commissioner
Brent Campbell, Commissioner

STAFF: Jennifer Helbert, Recorder
David Beniamino, Zoning Administrator

CALL TO ORDER:

Chairman McCann called the Hamilton Planning Commission meeting to order at 7:00 PM.

MINUTES:

The minutes were deferred to the next meeting.

PUBLIC COMMENT:

None Scheduled

REPORT OF OFFICERS:

None Scheduled

STANDING COMMITTEE REPORTS:

None Scheduled

SPECIAL COMMITTEE REPORTS:

None Scheduled

OLD BUSINESS:

Review of Article 4 (District Regulations) Zoning Ordinance

Mr. Beniamino stated that he and the Town Attorney are trying to craft an ad for the changes that have been recommended be made to the Zoning Ordinance. The ad is lengthy because it has to include all of the recommended changes. He stated that they hope to have it complete so that the Planning Commission can have a public hearing in June.

Mr. Beniamino gave an update on Article 4 for the members of the Harmony United Methodist Church that are present and explained how the changes related to the Church property.

Mr. ???? came forward to speak on behalf of the Church. He stated that Maureen Gilmore indicated several months ago that the Planning Commission was considering a new zoning category and they then met with Mr. Beniamino who reiterated that the Planning Commission was considering the new zoning category. Mr. ???? stated that he had given the Town picture of the plat that shows the existing Church property. He stated that the Church has been there since 1835 and over the years they have added to their property and presented those additions to the Planning Commission. Mr. ??? stated that they are in the process of reviewing the needs of the Church and determining what they would like to do with the additional property. He stated that two of the properties are zoned residential and are currently residences where they are correcting rent from tenants. He stated that should they want to move forward to change the use of their property they would currently have to go through a lengthy process and this proposed zoning change would help them enormously in cutting steps out of the process. He stated that they are ready to contract with an architectural planner to assess their needs in the future and once they have more definite plans they will come forward with more information.

Mr. Beniamino went over some examples that he has researched that the Planning Commission may want to use.

The Commission asked that Mr. Beniamino move forward with drafting an ordinance so that they have something to show the stakeholders and will then move forward with having a worksession to include those affected.

Mr. Beniamino went over every R2 piece of property that is non-conforming with the Planning Commission. He also discussed what it means to have a piece of property to be non-conforming.

Mr. Beniamino stated that prior to the next meeting he would try to come up with an average of different types of setbacks on these non-conforming lots.

NEW BUSINESS:

None Scheduled

INFORMATIONAL ITEMS:

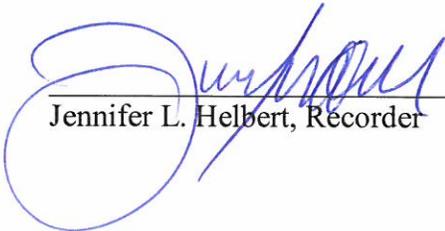
Zoning Administrator Verbal Report

ADJOURNMENT:

There being no further business the meeting adjourned at 8:04 PM.



Robert McCann, Chairman



Jennifer L. Helbert, Recorder