

**Town of Mead  
Planning Commission  
Minutes  
Regular Meeting  
July 21, 2010  
7:00 PM**

Chairman Kure called the regular meeting of the Planning Commission of the Town of Mead to order.

Roll call:           Chairman Ryan Sword  
                          Commissioner Arthur Harris  
                          Commissioner Richard Macomber  
                          Commissioner Diana Kure  
                          Commissioner Francis Toni  
                          Commissioner Scott Clanton  
                          Commissioner Debra Bancroft  
                          Commissioner Carmelita Thorndike

Absent were Chairman Sword and Commissioners Macomber and Thorndike

Also present:

Dan Dean, Town Manager, Steve Stamey, Town Planner, Sandi F. Sugden, Deputy Town Clerk

1) Pledge to the Flag

The assembly pledged allegiance to the flag.

2) Request Approval of the Minutes of the May 19, 2010 Planning Commission Meeting.

Motion was made by Commissioner Toni, seconded by Commissioner Harris to approve the May 19, 2010 minutes as submitted. Motion carried unanimously; with Chairman Kure and Commissioners, Toni, Bancroft, Harris and Clanton voting yes.

3) **Text Amendment to change allowed uses in HC Zoning District – Public Hearing:**

Chairman Kure opened the floor to Staff.

Steve Stamey said that staff supports the amendment to the Mead Land Use Code to permit Farm Implement/Equipment Sales and Service as an allowed use in the Highway Commercial (HC) Zoning District and recommends that the Planning Commission recommend approval to the Board of Trustees. Staff also finds that the application is in compliance with Chapter 16, Article III, Zoning, Section 16-3-116, of the Town of Mead Land Use Code, Criteria for Amendments to the Text are as outlined:

(5) Criteria for Text Amendments to the Zoning Code. For the purpose of establishing and maintaining sound, stable and desirable development within the Town, the text of this Article shall not be amended except:

(a) To correct a manifest error in the text of this Article;;

**Staff comment:** *Not applicable.*

(b) To provide for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town Staff;

**Staff comment:** *This amendment will allow property that is currently zoned HC to redevelop, and still be compatible with surrounding uses.*

(c) To accommodate innovations in land use and development practices that was not contemplated at the adoption of this Article;

**Staff comment:** *The amendment will provide for an additional land use in the HC district that will enhance economic development of underused properties.*

(d) To further the implementation of the goals and objectives of the Town Comprehensive Plan.

**Staff comment:** *Criteria met. The amendment is in general conformance with goals of the Comprehensive Plan, and will promote economic development.*

There were no comments from the audience or commissioners

Motion was made by Commissioner Toni, seconded by Commissioner Harris to approve the Amendment to the text of the Land Use Code as an allowed use in the Highway Commercial (HC) Zoning District. Motion carried unanimously; with Chairman Kure and Commissioners, Toni, Bancroft, Harris and Clanton voting yes.

Chairman Kure closed the Public Hearing

4) Updates and Developments:

Mr. Stamey reported that:

1. There would possibly be 20 amendments to the code for the planning commission to review
2. Guardian Angel Catholic Church is looking at the expansion of the church and could also result in two annexations
3. The Co-op is looking to consolidate the property on the east side of the street, approximately three to five acres.

There would need to be a:

- a. Comp plan
- b. PUD
- c. Street vacation
- d. Re-zoning
- e. Sub division

Dan Dean stated that the property owner located in the E-I25 Business Park might be interested in annexing into the town due to the easy access to the sewer plant in Mead.

Chairman Kure asked if this would put too much of a strain on the sewer plant.

Mr. Dean said that the plant was built with expansion in mind and this would not result in any added stress on the plant, this would also be financially beneficial to the town. Mr. Dean also said that the owner might be looking to build an RV Park in the E-I25 Business Park and would likely be considered a Conditional Use.

5) Adjournment

Chairman Kure asked for a motion to adjourn.

Motion carried unanimously; with Chairman Kure and Commissioners, Macomber, Bancroft, Harris, Toni and Thorndike voting yes.

The meeting adjourned at approximately 7:14 PM on Wednesday, July 21, 2010.

Respectfully submitted,

Sandi F. Sugden, CMC  
Deputy Town Clerk

*Approved at the regular Planning Commission meeting September 15, 2010.*