

TOWN OF EAST BLOOMFIELD

Planning Board Minutes January 16, 2014

Planning Board Members Present: Karl W. Smith, Gene Rogers, Julie Pellett, Daniel Compton, Brad Bennett and Kip Jugle.

Absent: Brud Hedges

Others Present: Andy Hall (CEO), Kim Rayburn (Secretary)

Smith opened the meeting at 7:30 pm .

I. 7:30pm Discussion on proposed zoning changes

Smith gave the Board an update on the status of the comprehensive plan, John Steinmetz (Town Consultant) is putting together text support and mapping to go along with the updated plan.

The Board discussed some new zoning issues that need to be clarified in the code such as year round use of port-a-potties, outdoor storage in connection with a mini storage and RV camping on a parcel that does not have a Single family home on it. A suggestion was made to allow this activity for a period of ninety (90) days, and then the RV, camper or travel trailer would need to be removed from the property for a five (5) day period, allowing for another ninety day period of time. Only two (2) ninety (90) day stints per year would be allowed unless a viable building permit has been obtained. Smith and Hall will contact the Town Attorney to discuss the legalities of this.

Jugle stated that the biggest issue they have is to discuss and propose regulations for the sale of used cars on a lot that is not in conjunction with any other business, such as new car sales and or a motor vehicle repair shop. There are not specific regulations in place for this. Currently used car sales are found only in connection with a new car sales lot or a motor vehicle repair shop.

A discussion was held on a property that currently holds a Special Use Permit for the sale of used vehicles. The property owner had stated in his letter of intent that he had future plans of having a repair shop, at that time the Board informed him that he would need to come back to the Board for site plan review of that building and obtain a building permit, however a second structure was erected on the property without coming in front of the planning Board for site plan approval and a building permit was not obtained from the Code enforcement officer. The Board discussed the safety of the structure, Hall has spoken to the property owner and he refused to comply stating that the structure is a temporary structure, leaving the Board and the Code Officer no choice but to start the legal process of a property in violation of Town code and in violation of his Special Use Permit. It was also stated that there should be no outside repair being done on the property.

The Board would like to review the signs section again, add some regulations for the new zoning items above and create a section for a Special Use Permit for used car sales as a stand alone business. Rayburn will put together the suggested change for the Special Use Permit so it will read as it should be in the code for the Board to review.

II. Minutes of December 19, 2013

**Smith made a motion Pellett seconded the motion to approve the minutes of December 19, 2013
All board members present voted aye, Vote was carried unanimously.**

III. Meeting Adjourned

**Smith made a motion and Bennett seconded the motion to close the meeting @ 9:25 pm.
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary