

**SUMMARY NOTES
ORANGE COUNTY PLANNING BOARD
SEPTEMBER 7, 2016
ORDINANCE REVIEW COMMITTEE**

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NOTE: A quorum is not required for Ordinance Review Committee meetings.

MEMBERS PRESENT: Lydia Wegman (Chair), At-Large, Chapel Hill Township; Tony Blake (Vice-chair), Bingham Township Representative;

STAFF PRESENT: Craig Benedict, Planning Director; Michael Harvey, Current Planning Supervisor; Perdita Holtz; Planning Systems Coordinator; Ashley Moncado, Special Projects Planner; Patrick Mallett, Planner II, Rachel McCook, Planner I; Molly Boyle, Planning Technician; Meredith Pucci, Administrative Assistant II.

AGENDA ITEM 1: CALL TO ORDER AND ROLL CALL

Lydia Wegman called meeting to order.

AGENDA ITEM 2: UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENTS – TABLE OF PERMITTED USES

To review and comment upon proposed amendments to the Table of Permitted Uses that will clarify permitted and prohibited uses.

Presenter: Michael Harvey, Current Planning Supervisor

Mr. Harvey reviewed the abstract.

Lydia Wegman asked if there had been any issues so far. Michael Harvey answered that there haven't been yet but there a few issues he can see happening soon.

AGENDA ITEM 2: UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENTS – SUBDIVISION REGULATIONS

To review and comment upon proposed amendments to the UDO pertaining to subdivisions, particularly minor subdivisions.

Presenter: Patrick Mallett, Planner II; Rachel McCook, Planner I; Molly Boyle, Planning Technician

Patrick Mallett reviewed the abstract.

Allen Clapp presented

Lydia Wegman asked about what can be on top of these systems. Allen Clapp answered people can walk on them, just no vehicles. Patrick Mallett elaborate that there are fences or possibly hedgerows around them to prevent vehicles. Tony Blake asked how long the supply lines last. Allen Clapp informed him they last indefinitely unless they're exposed to UV. Tony Blake inquired about putting some of these alternative systems into the commercial areas where there's a growing issue with septic systems failing. Allen Clapp explained that they would be able to do that now with the new rules but Patrick Mallett explained there are some zoning and other issues making it difficult to get done.

Molly Boyle presented

Lydia Wegman asked if the cluster and flexible developments are going to be merged. Molly Boyle confirmed they are.

Patrick Mallett continued presentation after break for Planning Board meeting.

55 Tony Blake asked how it would affect the buffers. Patrick Mallett advised that it wouldn't to begin with because minor
56 subdivisions don't have that but the trade off is the open space requirement. Tony Blake mentioned subdivisions that aren't
57 finished yet and asked if they would be able to convert the remaining space to something like this. Patrick Mallett answered
58 that what's likely to drive that is the soil and whether the subdivisions were built on private or public roads. Patrick also
59 informed him that the road is cumulative and that's why 12 is the cap and if you go above 12 you have to have a public road.
60 Michael Harvey added that it would be on a case-by-case basis for a multitude of reasons.

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62 Craig Benedict added that the examples being presented are just graphics and it's likely these clusters will not be so close to
63 the road. The idea is to create more open space and give it rural character.

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65 *Patrick Mallett concluded presentation*

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67 *Rachel McCook presented*

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69 Lydia Wegman asked if they've gotten feedback from developers. It was confirmed that they have and Patrick Mallett added
70 that they've been working with a couple pretty consistently.

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72 There was discussion about farmers selling part of their land and subdividing it, as long as they still had enough to live off of.

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74 Lydia Wegman confirmed that there was not going to be a change to the rural buffer with this.

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76 **AGENDA ITEM 2: UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENTS – RURAL MASTER PLAN CONDITIONAL**
77 **ZONING DISTRICT**

78 To review and comment upon proposed amendments to the UDO that would establish a Rural Master
79 Plan Conditional Zoning District (CZD).

80 **Presenter:** Michael Harvey, Current Planning Supervisor

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82 *Michael Harvey reviewed abstract*

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84 Lydia Wegman asked if the Village District would be rewritten. Michael Harvey confirmed that's what he plans on trying to do.

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88 **AGENDA ITEM 5: ADJOURNMENT**

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90 *Meeting was adjourned by consensus*

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Tony Blake, Vice-Chair