

 <h2 style="text-align: center;">Town of North Beach Planning Commission Minutes</h2>	
Date: Thursday, March 23, 2023	Location: North Beach Town Hall
Begin: 7:02 PM	Adjourn: 9:20 PM
<p><u>Planning Commission Members:</u> Jerome Hansen, Chairman Bill Heiner, Co-Chairman Celia Molofsky Steve Anadale Jennifer Hummel</p>	
<p><u>Staff:</u> Stacy Milor, Town Clerk Rick Crump, Zoning Administrator</p>	
<p><u>Agenda</u></p> <ul style="list-style-type: none"> • Minutes from January 26, 2023, Meeting • Staff Report from the Zoning Administrator • Re-platting of 8834 Frederick Avenue • Comprehensive Plan Update and Worksheets • Adjournment 	
<p><u>Call to Order</u></p> <ul style="list-style-type: none"> • Jerome Hansen called the March 23, 2023, Planning Commission Meeting to order at 7:02 pm A quorum was present for the meeting 	
<p><u>Minutes from the January 26, 2023, Meeting</u></p> <ul style="list-style-type: none"> • MOTION made by Steve Anadale to approve the minutes as submitted. Seconded by Celia Molofsky. Jennifer Hummel - Abstain. Motion carries. 	
<p><u>Staff Report from the Zoning Administrator</u></p> <ul style="list-style-type: none"> • Rick Crump provided a staff report to the Planning Commission detailing the items on the agenda for discussion. 	
<p><u>Re-platting of 8834 Frederick Avenue</u></p> <ul style="list-style-type: none"> • The applicant has applied to the Town of North Beach to re-plat existing lots to increase the size to a 25' wide lot. The lot is located inside the Critical Area designation, located in the R1 IDA District, and not located in the FEMA Flood Zone. The two lots combined are 11, 250 sf, with lots currently – one at 35' wide and the second at 50' wide. The applicant is proposing two lots, one 25' and one 40'. The Planning Commission is making the recommendation to replat the lots to a 35' lot and a 40'lot based on legal review. 	

- **Chapter 3 Review:** Rick Crump advised the Planning Commission in regard to a clerical error made in the review of Chapter 3. In the review, the location of the food pantry on Dayton Avenue was inadvertently left out as an allowable business. Mr. Crump is recommending a text amendment be done to allow the service back into the R-1 district. The Planning Commission acknowledged it was a clerical error and to correct the document to reflect as such.

- **Comprehensive Plan Update:**
- Rick Crump advised the Planning Commission on the request from a town citizen to implement a moratorium on any further vacation rental in town. The Planning Commission will need to discuss the available taps the town has when reviewing the Comprehensive Plan. The Planning Commission was assigned worksheets to complete and return by the 7th of April. The Planning Commission will meet on Thursday, April 27, 2023, to discuss the Comprehensive Plan. An hour has been set for the discussion.

- **Town Resident Concern:**
- The Town of North Beach received public comment from Sandra Raviv via an email dated March 10, 2023. Ms. Raviv was requesting the Town’s consideration and placing a moratorium on applications for vacation rentals until the updated Town Comprehensive Plan was finalized.
- The Town Planning Commission discussed the email and rendered the decision: In the eyes of the Commission, the evidence presented by the citizens as well as town staff did not present an immediate danger to the health and safety of citizens, nor did it infringe upon the rights of citizens at a level that would warrant a moratorium on new rentals during the Comprehensive Plan update. The Planning Commission feels that this is an important issue and is looking forward to citizen input on the town’s existing policies governing short-term rentals as part of the ongoing process to update its Comprehensive Plan.