

# Town of River Bend Planning Board

Minutes for Regular Meeting – 2 February 2023 – River Bend Municipal Building

**Board Members present:** Chairman Egon Lippert, Vice Chair Bob Kohn, Keith Boulware, Linda Cummings, Kathleen Fleming, Kelly Forrest, Kelly Latimer

**Board Members absent:** None

**Others present:** Councilman Buddy Sheffield, Councilwoman Barbara Maurer, Councilman James Castranova, Assistant Zoning Administrator Allison McCollum, and 11 members of the public

## 1. Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 2 February 2023, in the River Bend Municipal Building meeting room with a quorum present.

## 2. General Visitor Comments

Chairman Egon Lippert asked if any visitors wished to speak. He stated that in the interest of time, comments would be limited to three minutes. Two members of the public spoke, including Councilman Castranova who stated that there was little undeveloped land in town and that he believed the issue of conditional zoning was an attempt to appease Ellis Development.

## 3. Approval of 5 January 2023 Regular Meeting Minutes

The Board reviewed the Minutes of the 5 January 2023 Regular Meeting. **Motion** was made by Board Member Keith Boulware to accept the Minutes as presented. Motion was **seconded** by Board Member Kelly Forrest. **Motion carried unanimously.**

## 4. Reports

### a. Zoning Report

AZA Allison McCollum presented the Board with a typed report summarizing the number of permits issued, the type of permit issued, and the total of all permit fees for the month of January 2023. The members of the Board reviewed the report and asked questions as needed.

### b. Council Report

Councilman Buddy Sheffield summarized recent actions by the Town Council. The Board asked questions as needed.

## 5. Old Business

### a. Conditional Rezoning Ordinance Draft

Members of the Board reviewed the previously flagged sections for further discussion. No changes were made to section B.6. Vice Chair Bob Kohn made a **motion** to add the words 'limited to no more than 5%' after 'minor modifications' in Section B.8.a. Motion was **seconded** by Board Member Kelly Forrest. **Motion carried unanimously.** A **motion** was made by Chairman Egon Lippert to change 'two years' to 'one year' in Section B.9. Motion was **seconded** by Vice Chair Bob Kohn. Board Member Kelly Latimer voted in favor of the motion, all other remaining Board Members voted in opposition. **Motion failed.**

A **motion** was made by Chairman Egon Lippert to change the word 'may' to 'shall' in Section B.9. Motion was **seconded** by Board Member Keith Boulware. **Motion carried unanimously.** Board Member Keith Boulware made a **motion** to recommend the proposed ordinance with the changes to the Town Council. Motion was **seconded** by Kathleen Fleming. Board Member Kelly Latimer voted in opposition, all other remaining Board Members voted in favor of the motion. **Motion passed.** The consistency statement was signed by Chairman Egon Lippert.

## 6. New Business

Jay Ammon addressed the Board with a preliminary sketch of a development he would like to make at Parcel #8-206-083. Mr. Ammon noted that he had independently spoken to a sitting Councilmember who is widely known to be opposed to development within the Town. He stated that the Councilmember said he would have no issues with the type of development Mr. Ammon is proposing. Members of the Board asked questions as needed and explained what steps would be necessary for him to begin the process.

## 7. Other

The next regular meeting is scheduled for Thursday, 2 March 2023 at 6pm.

## 8. Adjournment

**Motion** was made by Board Member Keith Boulware to adjourn the meeting. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously** and the meeting adjourned at 7:06 PM.

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Allison McCollum, Secretary