

## GREENSBORO PLANNING COMMISSION

### Minutes of Meeting September 23rd

Present: Phil Gray, Chair; Mark Snyder; Diana Griffiths; Linda Romans; and Willie Smith. Also present were Kristen Leahy, Administrative Officer. and Patrick Hewes, member of the public; Absent: Dylan Laflam.

Called to Order at 7.00pm

Minutes of September 9th Meeting approved unanimously.

Patrick Hewes joined the meeting to report that he had not quite completed the language changes he had offered to draft regarding payment to technical consultants by some By-law offenders. He said he would submit his suggested changes to Phil within the next few days.

With respect to the number of letters/emails that Kristen and others have received regarding the draft By-law revision, The GPC decided that Kristen should draft a response to be approved at the next GPC meeting prior to transmittal. The comment period will close Sept. 30.

With respect to the e-mail from Lanny and Henry King requesting a change in the By-law to prohibit metal/glass roof construction which creates unpleasant glare for boaters on the lake, the GPC discussed this issue but concluded that it should be referred to the Greensboro Association for possible action – Phil will contact the Kings.

The GPC decided that the tree matrix in the Model By-law was too complicated to implement and should be dropped. However, language protecting trees in the Lakeshore Buffer Zone will be included in the revised By-law. Kristen will amend.

After discussion the GPC decided to add a sentence regarding the need to demonstrate hardship to satisfy the waiver requirement into Article 5.6, Paragraph D. Kristen will amend.

The next GPC meeting will be held a week early in order to discuss: 1. Patrick Hewes' revised language; 2. comments received from members of the public on the draft revised By-law, and 3. Kristen's response(s) to the comments.

Meeting adjourned at 8.00p.m

Next meeting Monday September 30th 2013

Respectfully submitted by Diana Griffiths, Secretary.