

**Town of Tyrone
Planning Commission Meeting
Minutes May 27, 2021
7:00PM**

Present:

Chairman, David Nebergall
Vice-Chairman, Dia Hunter
Commission Member, Jeff Duncan
Commission Member, Carl Schouw
Town Planner, Phillip Trocquet

Absent:

Town Attorney, Patrick Stough
Commission Member, Scott Bousquet

Call to Order:

Chairman Nebergall called the meeting to order at 7:06 pm, the meeting was also available via YouTube Live.

Approval of Agenda:

Commissioner Duncan made a motion to approve the agenda.
Commissioner Schouw seconded the motion. Motion was approved 3-0.

Approval of Minutes:

Vice Chairman Hunter made a motion to approve the minutes from April 22, 2021
Commissioner Schouw seconded the motion. Motion carried 3-0.

Public Hearing:

New Business:

*Consideration of a final plat revision from applicant Richard Ferry for parcel 0738140. **Phillip Trocquet, Town Planner***

Mr. Trocquet presented the item. He stated that the applicant had applied to revise a plat to subdivide parcel 0738140 into three separate tracts. Planning Commission had approved the consolidation of the previous configuration of the tract in June of last year.

The owner now wishes to keep the two preexisting unfinished structures on a single 3-acre parcel and create two additional parcels flanking the structures. The approved site plan for these structures has not been affected.

Mr. Trocquet continued that the existing zoning was C-1 and that the existing land use was partially developed commercial office. The surrounding zoning was C-1 to the north, AR & R-12 to the South and East, and AR, R-12, and C-1 to the West.

Mr. Trocquet stated that the submission was compatible with both the Comprehensive Plan and the Future Development Map. The property lies within the Commercial Corridor Character Area which permits C-1 zoning with a strategy of preserving the scenic nature of the corridor which it is adjacent to. Pedestrian improvements should also be made with a high standard of architecture and landscaping.

Mr. Trocquet continued that the plat submission was compatible with the Town's Zoning ordinance and that the history of the property had originally been part of a Planned Unit Development in the early 2000's. The two existing shell buildings were the first iteration of this development, but the developer went bankrupt in 2008 resulting in the abandonment of the shell structures.

Staff Recommends Approval of this submission.

Commissioner Duncan asked if the site plan associated with these two buildings would be affected by the plat revision. Mr. Trocquet responded that it would not. The extent of the site plan would still be within the property lines of the new 3-acre tract being carved out for the shell structures.

Staff Comments

Mr. Trocquet gave an update on the Livable Centers Initiative and the upcoming events on June 7th and June 8th.

Commission Comments

Commissioner Schouw asked if the sewer project had been completed. Mr. Trocquet responded that it had been substantially completed and that cleanup was the only remaining work to be done.

Adjournment

Commissioner Duncan made a motion to adjourn.

The meeting adjourned at 7:36 pm.

Chairman David Nebergall

Phillip Trocquet, Town Planner