

**TOWN OF INTERLACHEN
TOWN COUNCIL & PLANNING COMMISSION
WORKSHOP MINUTES
MONDAY, NOVEMBER 18, 2024 – 6:30 P.M.
DICKERMAN BUILDING**

CALL TO ORDER:

Chairperson Bakker called the workshop to order at 6:30 pm and led the pledge. Mayor Rick Hanes gave the invocation.

ROLL CALL:

Council members present were Chairperson Beverly Bakker, Vice-Chairperson Joni Conner, Carolyn Bennett, Carolyn Meadows, and David Yonts. Planning Commission members present were Judi Costanzo, Gail Guinta, Mike Rodgers, and Tonya Whitehurst. Mayor Rick Hanes and Attorney George Young were present also.

COUNCIL CHAIRPERSON – BEVERLY BAKKER

Chairperson Bakker welcomed everyone and introduced Mayor Rick Hanes and welcomed Mike Rodgers to the Planning Commission.

COUNCIL AGENDAED DISCUSSION:

Discussion and Consideration of the Town's Land Development Regulations.

JBPro Senior Planner Rachel Mandell stated that the goal of this workshop is to; 1) discuss residential regulations. 2) Give an overview of the proposed changes. 3) Gather input on proposed changes. 4) Explore areas that need improvements. 4) Review the Table of Contents. 5) Format for the upcoming workshops.

The following was discussed :

1. Definition of 'dwelling', and the difference between a mobile home, manufactured home, and a modular home.
2. Permitted uses.
3. Dimensional standards.
4. Primary structures, multiple primary structures, accessory uses, and structures.
5. Outdated definitions, inconsistency in permitted uses, accessory uses, and Special Exception.
6. Lack of regulations for short term rentals, non-traditional housing, multiple accessory structures, historic preservation and personal livestock use.
7. The Special Use Permit and Special Exception process.
8. Short term rental regulations.
9. Update definitions using current terminology, consolidating similar terms, and aligning with legal definitions.
10. Setbacks.
11. Removal of the Mining District and replacing it with regulations through a Special Use Permit.
12. Non-traditional housing such as tiny homes, container homes and tree houses.
13. The revised Table of Contents consolidates the zoning and subdivision ordinances and improves the overall format of the LDR's. New articles were added to clarify review procedures and nonconformities. Definitions were given their own article. Propose Development Standards and Special Use permit process were introduced as well as driveway regulations and a waiver process.

The next workshop will be Monday, December 16, 2024 at 6:30pm.

ADOURNMENT:

The workshop adjourned at 8:34 pm.