

**TOWN OF INTERLACHEN
TOWN COUNCIL & PLANNING COMMISSION
WORKSHOP MINUTES
MONDAY, DECEMBER 16, 2024 – 6:30 P.M.**

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, Raymond Baxter, Gail Guinta, Judy Miller, and Mike Rodgers. Mayor Rick Hanes and Attorney George Young were present also.

COUNCIL CHAIRPERSON – BEVERLY BAKKER

Chairperson Bakker welcomed everyone and introduced new Planning Commission Member Judy Miller. She cautioned members that the microphones are sensitive and pick up conversations and the rustling of papers. She announced that this is workshop #4 for Non-Residential Regulations & Uses Workshop

COUNCIL AGENDAED DISCUSSION:

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

JBPro Senior Planner Rachel Mandell stated that the goal of the workshop is to discuss proposed changes to the non-residential regulations & uses districts, clarify uses, define the difference between Special Use Permits and Special Exceptions, receive feedback and discuss the next steps.

The following was discussed :

1. Overview of non-residential zoning districts: CPO, C-1, C-2, C-3, C-4, IL, IH, AE, A and CON.
2. Problems in the current non-residential zoning districts include: a) Maximum gross floor area. b) Lack of definitions. c) Site requirements are pre-determined rather than based on the surrounding or use of the site. d) Maximum lot area is overly restrictive for many types of commercial development.
3. Proposed Solutions: (a) Redefine use types to align with the intent of the zoning district. (b) Provide dimensional and design standards based on the context of the site, location, proposed use & building design. (c) Reconsider the maximum impervious surface area for CPO and provide thresholds for more intense commercial districts. (d) Reconsider the maximum gross floor area based on use and location rather than predetermined.
4. JBPro conducted a use analysis to assess relevance, consistency, and alignment with the intended purpose of the district. The analysis identified gaps, duplicates, redundancies, areas of confusion and areas of opportunity. The conclusion was to recommend additions, removals, modifications the listed uses, and reclassifications for permitted or special uses.
5. Redefining of terms, consolidating redundant terms enhance compliance with the Comprehensive Plan reconsider which uses are eligible for a Special Exception redistribute used to better align with the intent of the zoning district.
6. Proposed new definitions in CPO for Business, Commercial and Professional Offices.

7. Updated permitted uses in C-1: All uses allowed in CPO, business office, and florist.

New definitions in C-1 for: 1 barber shops and beauty salons, convenience store, laundry services (no drive-thru), library, pharmacy (no drive-thru), restaurant, retail store, and specialty food store,

8. Updated permitted uses in C-2: All uses in C-1, car wash, auto parts store, vehicle service stations/repair garage, grocery store, home furnishing /appliance stores, veterinary clinic or hospital Pharmacy, alcoholic establishments.

New definitions in C-2 for: filling station, hardware stores, printing, publishing & advertising establishments, pet services, funeral homes, specialty personal services, and restaurants (drive-in and drive thru).

9. Updated permitted uses in C-3: All uses in C-2, Auto sales lot, car rentals, supermarket, crematoriums, theaters (including drive-ins).

New definitions in C-3 for: indoor commercial recreation facilities, lodging establishment and convention facilities.

10. Updated permitted uses in C-4: All uses in C-3, truck, tractor, motorcycle & boat sales, heavy machinery/equipment sales and service, body repair shop, truck stops, (*including repair*), small engine repair shop, parcel delivery offices, retail outlets for building materials and agricultural supplies, wholesale or distribution establishments requiring not more than 7,500 square feet of floor area. Such uses can NOT manufacture goods on site and all merchandise must be stored in enclosed buildings. Landscape contractors (*including outside displays*), Commercial greenhouses, Commercial parking lots, bus & truck terminals, commercial recreational/entertainment facilities such as shooting galleries, go-kart tracks, miniature golf courses, auditoriums, and similar uses. Animal hospitals, kennels including those that board animals, building trades/contractors (*including those requiring outside storage facilities*), radio and television studios (*including accessory facilities*), and marinas.

New definitions in C-4 for: Mobile home sales.

11. Updates to IL: Cabinet and wood shops, building trade contractors, truck/boat repair, truck stops and transportation Terminals. Catering facilities was deleted. Well drilling companies and body repair shops were moved to C-4.

New definitions in IL for: distribution centers, light manufacturing, self-storage (indoor & outdoor), warehouses, wholesale establishments

12. Updates to IH; All uses in IL, outdoor storage yards and lots, including automobile storage yards and scrap processing yards, manufacturing, stockyards, livestock auctions, slaughterhouses and processing facilities, bulk storage yards for flammable liquids and acids

New definitions in IH for: Recycling or composting operations.

13. Updates to AE; Single family dwelling, public parks & playground.

New definitions in AE: Market gardening and private animal keeping.

14. Updates to A; All uses in AE, agricultural, horticultural and forestry uses (*including keeping & raising of farm animals & poultry*), permanent or temporary housing for farm labor, dude ranches, riding academies, or boarding stables, day camps and private camps (*including church camps*), game preserves, wildlife management areas, fish hatcheries and refuges, water reservoirs, dams, plant Nurseries, and government uses.

New definitions in AE: Roadside Stands.

15. Conservation permitted uses: Local, County, or State forests, parks, sanctuaries, and preserves, public and private wildlife management areas.

16. Consideration of improving the alcoholic beverage regulations. This is beyond JBPro's scope of work so they will submit a proposal for this.

17. Special Use Permits vs Special Exceptions were discussed.

Definition of a **Special Use Permit**: A permit that allows for the consideration of specific uses within a zoning district that are conditionally appropriate under certain circumstances.

Definition of a **Special Exception**: Allowing a certain land use typically not permitted or not listed within a zoning district. Special Exceptions are granted on a case-by-case basis after review and approval by the ZBOA to ensure compatibility with surrounding uses and alignment with the established review criteria in the zoning ordinance.

Uses commonly permitted as a Special use:

Short Term Rentals
Bed & Breakfast Inns
Daycare Facilities in Residential
Communication Towers
Places of Religious Assembly
Self-Storage in Commercial Zoning

Uses commonly permitted as a Special Exception:

Cemeteries & Mausoleums
Flea Market
Hospitals
Golf Courses with Food & Alcohol Services
Salvage Yards

New and Redefined Special Exception/Special Use:

New Definitions for: Places of Religious Assembly, Private Club, Cemeteries & Related Facilities, Daycare Facilities, Residential Health Care Facilities, Community Residential Facilities, Self-Storage, Golf Course, Parking of Heavy Vehicles, Bed & Breakfast Inn, Fish Camps, Outdoor Market, Proposed Residential Chicken Keeping.

The next workshop will be Monday, January 21, 2025 at 6:30pm.

The workshop adjourned at 8:30 pm.