

Town of Adams Plan Commission
April ~~March~~ 22, 2021 Meeting Minutes

The meeting was called to order by Evan Lemenager at 7:00 pm. Roll call was taken with Jim Scheider, Julie Flannery, Harlen Flannery, Evan Lemenager & Kirk Sweeney were present.

It was noted that meeting notices were properly posted.

Minutes were read by Evan; a requested change was made to remove the statement that Kirk Sweeney attended in person and via telephone. Kirk motioned, second by Jim.

Training material was provided when members arrived for the meeting.

A review of the land division ordinance was completed with additional language to be added and deletion of data referencing Jordan Township Board. The changes being recommended bring clarity to building rights and the process to request a land split. Evan will be making the final recommended changes and sending via email to members for review. It will be provided to the Town Board Chairman with the commission's recommendations. The committee is making the following recommendations and/or questions:

1. The proposed ordinance document be reviewed by legal counsel
2. Are lots created prior to the ordinance being adopted in 2007 considered to have a building right if a deed had not been recorded?
3. What is the best option for creating a data base? The commission discussed and is suggesting hiring an outside service such as title company or check with Gardiner Appraisal service to see if their data base might be a starting point.
4. Recommending the split requirement be reduced from 35 acres to 20 acres. This request is based on reviewing the Comprehensive Plan and public input. Noting the residential acreage has increased from 363 to 474 in the past 15 years according to the 2019 SOR filed.
5. The proposed land division ordinance effective date should be when/if it is approved according to the state statutes.

Next Meeting Date – June 17th at 7:00 pm

Motion to adjourn by Harlen, second by Jim at 8:07 pm.

Respectfully submitted by,

Julie Flannery