

**MINUTES OF THE STRASBURG JOINT TOWN COUNCIL AND PLANNING COMMISSION MEETING HELD ON TUESDAY, DECEMBER 19, 2023 AT 7:00 PM IN THE COUNCIL CHAMBERS OF THE STRASBURG TOWN HALL.**

**Call to Order:** Mayor Boies called the meeting to order for the Town Council.

**Roll Call:**

**ROLL Called for Town Council:** Mayor Boies, Vice Mayor Reynolds, and Council Members Carter, Hooser, Kimmons, Lowder, Monahan, Ricard, and Stover. Absent:

**ROLL Called for Planning Commission:** Vice Chairperson Dean, and Commissioners Foster, Rhodes, and Council Member Reynolds. Absent: Chairperson Poling and Commissioner Nicholson and Zeimet.

**Introduction and Recognition of Visitors and Guests:**

**P&Z Administrator Otis** introduced **Tori Haynes** and **Ben Tripp** from the Berkley Group. At the last meeting, some topics were discussed that needed more details such as tiny homes and industrial park uses.

It was decided the next joint meeting will be March 14 with a back-up date of March 25.

**Discussion Items/Updates:**

**Ms. Haynes** reviewed the agenda and presented the draft version of the report.

**Mr. Tripp** discussed some of the uses in the industrial park and the consolidation of uses. A chart was shown of the uses, and he encouraged consolidating more than the chart even showed. Recommended uses with permissions were shown. He said some uses were removed and others introduced.

It was suggested to maximize potential of the business park and to remove certain things that might not be the best usual use such as kennels, range shooting, self-storage, and motor vehicle repair shops. It was suggested to conduct a market study to see what is wanted. **Consensus was to remove the four listed and add retail sales, restaurant, microbrewery, mixed-use structure, multifamily.**

Recommendations for District Standards were shown. It was suggested to increase the height of the building and decrease the frontage to 50 ft. in M2. Other suggestions were shown.

**Council Member Hooser** suggested making it 50' for M1, too. **All were in agreement.**

Bufferyards were shown and the recommendations. Additional discussion took place on buffering and also the architectural features of buildings.

It was suggested to introduce more flexibility into the ordinance.

As there were concerns about the flexibility being discussed, **Ms. Haynes** said a model ordinance could be shown to Council that would incorporate the modifications. It would not be unlimited flexibility.

**Parcel Recommendations:**

Specific parcels in the industrial park were shown. Certain areas were shown to be light industrial, others heavy industrial, and another area designated as commercial.

*Accessory Dwelling Units and Tiny Homes:*

It was noted that HOA's must be considered by those wanting to have an accessory dwelling unit (ADU) or a tiny home. Those living in an area that has an HOA would still need to abide by their regulations.

A chart gave the size of an ADU in relation to the principal dwelling size. You must be able to meet the parking requirements and other requirements put forth by the town. A discussion took place on having the owner live on the premises or not. **P&Z Administrator Otis** discussed the difficulties of enforcing ADUs. It was thought ADUs should only have one water meter.

*Tiny Homes:*

A distinction was made between foundation attached vs. chassis mounted.

It was suggested already have an ordinance prepped in case someone comes in with the idea of a tiny house development. The ordinance should incorporate a definition for a tiny home.

*Short-term rental: Homeshares vs STRs:*

Limiting the number of nights a place could be rented out was discussed. It was thought it was better to limit the number of units rather than the number of nights.

STR recommendations were reviewed.

- Keep it in the historic district.
- Have standards for property maintenance.
- Require posting of reporting dirty premises to the town office.

**P&Z Administrator Otis** said this was a great meeting. He needed some direction on these topics. He will be sending out a questionnaire about these.

**Mayor Boies adjourned the Town Council Work Session at 9:32 p.m.**