

**MINUTES OF THE JOINT MEETING OF THE
SUMMERFIELD COMPREHENSIVE PLAN STEERING
COMMITTEE, TOWN COUNCIL, AND ZONING BOARD
SUMMERFIELD COMMUNITY CENTER**

**March 18, 2010
6:30 PM**

NOTE: The official minutes are a CD recording of the meeting. The following is a summary of the events of the meeting.

The meeting was called to order at 6:35 pm.
An attendance roster is attached.

Welcome and Introductions

Randy Tinsley thanked the committee for their work. He stated that the committee has had a rewarding experience, with excellent debate that was always cordial and done with a spirit of cooperation. He thanked the council for changing the consultant on the committee's request. He felt that the process worked well, including professional support and service from the staff. He thanked Mr. Harbeck as well.

Mia Malesovas reiterated Mr. Tinsley's comments about how well the process worked. She thanked Mr. Harbeck as well, and expressed that committee members supported one another through varied opinions.

Anne Nusskern noted that Mr. Harbeck was good at keeping the process moving during committee meetings.

Mr. Williams made a motion to excuse Mr. Brown from the meeting because he was travelling. Ms. Flowers seconded, and the motion passed unanimously.

Presentation of the Comprehensive Plan to the Town Council and Zoning Board

Mr. Harbeck stated that the fact that the committee did not always agree is good as it means issues were looked at in good detail.

He thanked the council for appointing the committee members that they did. He pointed out the results of the walking survey displayed around the room, adding that the committee obviously did their job from the agreement of the community. He praised the committee for sensing the pulse of the town residents. He thanked the staff as being extremely cooperative and good to work with.

Mr. Harbeck went through a power point presentation outlining the process. He added that for a town the size of Summerfield, we had great turnouts at the town meetings and attributed it to the committee. He stated that of all the plans he's done over the years, Summerfield's plan is more citizen driven than any other, because of citizen involvement at the first town meeting. It reflects broad perspective and intelligence to come up with the categories of the plan.

He praised the staff for publicizing the open house so well. He pointed out that the boards around the room reflect community support for the work the committee did.

Mr. Harbeck explained the components of the plan, pointing out key facts and issues. He stated that he gives a lot of weight to the common objectives as the foundation for the policies. He added that if you are ever in doubt about a particular situation, you go back and look at the common objective since they reflect citizen input. He said again that this is the most directive community he's ever worked with since the citizens themselves choose the objectives.

Mr. Harbeck stated that the plan is designed for use at meetings every month, and is numbered such that specific policies can be referenced. If after 2 years from the time the

plan is adopted the staff, boards, and community are referring to policy statements when looking at development decisions: the plan is successful.

He stated that a very nice map atlas will be part of the plan.

Mr. Harbeck explained that policy statements are intended to stand the test of time, not to be changed very often. He added that now is the time, as a council, to change any policies. Once adopted, it should ride for a few years before changing policies. Actions can change with the times, even month to month. They are in a separate booklet because at this time next year, they should be reviewed for relevancy and additions. They are not intended to be completed within a year's time. Council should pick actions they feel strongly about, and let the manager and boards and committees know the priorities.

If the committee has done its job, the council should not be surprised if the public hearing is not well attended. (Given the level of attendance and engagement at the major public meetings held for the plan, citizens may feel that their views have been adequately expressed and heard.)

Mr. Harbeck thanked the committee again, the council for making it possible, and the zoning board for loaning 2 of its members.

Discussion

Dena Barnes praised the staff and Mr. Harbeck for leading the plan. She thanked the committee for giving up time away from families to volunteer for the plan. John Wray thanked everybody, acknowledging the time it takes from family, and thanked the families for their support.

John Wray led the group in a round of applause.

Mr. Dunham suggested a discussion of the areas where there was a strong negative input such as neighborhood connectivity and a public transit policy that was taken out all together. Negativity about affordable housing was based on too short a statement during the open house, and the rewrite should take care of it. Terry McLean pointed out that the issue was solved by referring to another policy that did have public agreement. Jeff Johnson stated that the definition of affordable or moderate housing is what created difficulty, and tying it to other policies helped define the intent.

There was discussion about Policy 4.5, and the controversy that surrounds it when cut-throughs are proposed as part of development proposals. The policy was changed to avoid accessing a new neighborhood through an old neighborhood. Connectivity is good for walking and biking between neighborhoods, but convoluted by car. Mr. Harbeck suggested that the attitude "any closed street is a good street" is not good. It was suggested that emergency service organizations often express the need for connectivity. Mr. Harbeck warned that whenever there is a proposed connection, there will be people who disagree just because it is a connection.

It was suggested that the policies concerning the proposed I73 should be looked at closely since they are not always in concert with DOT plans. Mr. Harbeck stated that, when he talked to the DOT, since 1995 if a person had a reasonable knowledge of the new highway, they don't feel obligated to abate it since the property owner knew about it. It doesn't mean however, that you can't take measures such as tree planting to abate the highway impact.

Mr. Harbeck pointed out that tonight's discussion gives the council an idea of what went on in the committee.

Mr. Harbeck stated that the plan has already been posted to the town website. Mr. Brandt recommended the council invite public comment in a hearing during the April council meeting, and either adopt it then or decide to make changes and adopt it at a later date. The question was asked if the citizen comments from the open house are part of the plan they were given, and Mr. Brandt stated that the council had already received the comments.

In answer to a question from the council, Mr. Harbeck stated that the policy areas are in the approximate order of interest from the citizens. He added that the last couple of policy areas had a lot less interest. He explained that any other areas had so little interest they were not considered but are still part of the documentation of the town meeting. Staff will send the citizen comments from the first town meeting to the council tomorrow. Mr. Harbeck reminded the council not to get hung up on the actions, but to focus on policies.

The council discussed the April council meeting agenda as reasonable enough to include the comp plan. Mr. Brandt reminded council that, since there was such good attendance and support for the plan at the public meetings, he does not expect a huge turnout for the public hearing.

There was a question of how long it would take to change ordinance to meet the plan, and Mr. Brandt stated it depends on what council will budget since he is recommending a complete rewrite of the ordinance: a 18 month to 2 year process starting in July. It was suggested that the adopted plan will be used during public hearings in the meantime. When there are conflicts between ordinance and plan, the nature and specificity of the conflict will determine which to follow. He added that the plan would most often be used in determining conditions in conditional use rezoning requests. In answer to a question from the zoning board, Mr. Brandt stated the map atlas will be available soon, and the executive summary later.

Mr. Harbeck reminded everyone that the actions are a to-do list that the council can take or leave as they see appropriate.

There was a comment to the "Where do you Live" map as reflecting a lot of attendees from the strip along Summerfield Rd. Mr. Harbeck suggested that attendance is often a function of who the committee members invited.

There was concern that the public understand the document posted on the website is a draft.

Mr. Brandt suggested the council and zoning board keep their documents, as changes will be inserted as individual pages rather than reproducing the entire document. The committee will get a full color copy once the plan is adopted.

Ms. Flowers thanked Mr. Harbeck for doing such a fantastic job and there was a round of applause for him. Mr. Harbeck was praised for his ability to take a large group of people with diverse opinions and produce a consensus, and to take a town meeting with hundreds of people and distill it to a workable outcome.

Ms. Flowers made a motion to hold a public hearing at the April 13 town council meeting, Mr. Wray seconded, and the motion passed unanimously.

Adjourn

Mr. Wray moved to adjourn, Mr. Williams seconded, and the meeting adjourned at 7:51.