

**MOUNTAIN LAKES DISTRICT  
PLANNING BOARD – SPECIAL MEETING  
December 11, 2018  
\*AMENDED and APPROVED\***

**Call to Order:** Chair Mark Johanson called the meeting to order at 6:00 pm.

**Roll Call:** Robert Roudebush, Mike Roberts, Don Dubrule, and Walter Hunt were present, along with Community Planning Consultant Tara Bamford. Bob Long and Bob Wessman were present as guests.

**Approval of Agenda:** Robert Roudebush moved to approve the agenda; Walter Hunt seconded, and the motion passed.

**Zoning Ordinance Revision – Review of Legal Opinion**

The Board reviewed an email from Tara Bamford with a couple of minor changes made after the first public hearing on Nov. 7, namely the addition of “lampposts” to 307.2.B and “motor home” to what will be 407.7 as part of Amendment #1. The Board then discussed Amendment #8 created after the Board’s special meeting on Nov. 15 which proposes to set front setbacks at 65 feet from the road centerline for all lots, regardless of whether they are in named or numbered sections. The Board agreed to remove mention of lot ownership from the wording agreed on at the Nov. 15 meeting.

The Board reviewed the legal opinion from the District’s attorney, Christine Fillmore, and agreed to make changes as follows:

- **Article 5 Section xxx (proposed new section) Nonconforming Lots:** under Part D. in the list of conditions, change the sentence to read (change shown in bold and underlined): “All setbacks will be met to the fullest extent practicable.”
- **Amendment #4, Subsection 3 (Exceptions), Part D.:** Change the sentence to read as follows (change shown in bold and underlined): “Seasonal holiday lighting and illumination of the U.S. and state flags, providing that such lighting does not produce glare ...”
- **Amendment #8, Section 307.2.C:** Change the proposed amendment sentence to read as follows (change shown in bold and underlined): “The front setback requirement shall be measured from the center line of the existing traveled way of the street. AS AMENDED: \*\*and there will be at least 80’ of frontage, 50’ of frontage on a cul-de-sac.” The new minimum required frontline requirement proposed for Section 303 will move from Amendment 1 to Amendment 8.\*\*

Tara Bamford recommended holding a third Public Hearing for input on the changes made, since they were substantive and changed without public notice. She said the third hearing would help residents keep up with the changes, so they wouldn’t be confused about why things look different on the ballot than on the public notices. The Board agreed to hold a third Public Hearing on January 17, 2019, as part of the regular Board meeting. ***Tara Bamford will send the wording for the third public hearing notice to Kristi Garofalo so she can order the published notices.***

**Dec. 20 Public Hearing Presentation:** Mark Johanson said the second public hearing on Dec. 20 would be like the first one. They will start with the public hearing portion and have a presentation about the proposed amendments, then time for public questions and comments. The Board will hold their regular meeting after the public hearing portion is closed.

**Public Comments:** Bob Wessman asked whether a draft zoning ordinance with all the proposed revisions would be available for the annual meeting. He was told the amendments were available on the District website individually, but a version with all amendments incorporated would not be available until after the annual meeting vote because individual amendments may or may not be approved. Tara Bamford said the amendment vote would require a written ballot vote. After hearing the District is unfamiliar with ballot votes, ***Tara Bamford said she will contact Christine Fillmore for directions on amendment voting.***

**Next Meeting Date:** Public hearing and regular meeting on Thursday, December 20 at 6:00PM at the District Office

**Adjournment:** Mike Johanson moved to adjourn; Robert Roudebush seconded. The meeting adjourned at 8:05 pm.

Respectfully submitted,  
Kristi Garofalo