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Debby Willis, Chairperson
Angelia Christopher, Administrative Assistant

ORDINANCE REVIEW COMMITTEE

Meeting Minutes Monday October 16, 2023 Gardiner City Council Room

- 1. Call the meeting to order-**Chair Willis called the meeting to order at 5pm
- 2. Roll Call-** Debby Willis, Rusty Greenleaf, Clare Marron, Lisa St. Hilaire, Pat Hart, Rick Sieberg Kris McNeill, and Angelia Christopher. Joel Greenwood- Contract Planner was not able to attend.
- 3. Review of September 18, 2023, meeting notes-** Rusty Greenleaf moved to accept the minutes as presented. Clare Marron seconded the motion. No further discussion.
All in favor.
- 4. Review of material to be sent to the Planning Board.** Committee members reviewed information that was sent by city Contract Planner- Joel Greenwood.
 - a. Amendments to the City Code regarding Cannabis Establishment Licensing.** -Lisa St. Hilaire moved to accept these amendments and send along to Planning Board. Clare Marron seconded the motion. No further discussion. All in favor.
 - b. Amendments to the Land Use Ordinance regarding Cannabis Establishments** - Lisa St. Hilaire moved to accept these amendments and send along to Planning Board. Clare Marron seconded the motion. No further discussion. All in favor.
 - c. Amendments to the Land Use Ordinance regarding Electric Fencing.**
Lisa St. Hilaire moved to accept these amendments and send along to Planning Board. Clare Marron seconded the motion. No further discussion. All in favor.

d. Amendments to the Land Use Ordinance regarding Battery Energy Storage Systems-Lisa St. Hilaire moved to accept these amendments and send along to Planning Board. Clare Marron seconded the motion. No further discussion. All in favor.

e. Amendments to the Land Use Ordinance regarding Public Meeting Requirements. Lisa St. Hilaire moved to accept these amendments and send along to Planning Board. Clare Marron seconded the motion. No further discussion. All in favor.

f. Amendments to the Land Use Ordinance regarding Commercial Data Centers. After discussion, the board decided to send this back to the Planner, requesting information about noise within this category.

5. Firepits-This is coming about after some reports of fires too close to homes and vehicles and also excessive smoke. The committee feels that there should definitely be setback requirements. The committee discussed where fires should be placed, areas of concern, and how to best approach this. Should it be about enforcement, or an opportunity for education? Planner Joel Greenwood will be bringing information on this topic to the next meeting. Fire Chief, Rick Sieberg will review this information.

6.. Theater House Signage- Johnson Hall will be opening soon and want a large-marquee type of sign. Kris McNeill will follow up with the director of Johnson Hall to get a better idea of what the theater is looking for.

7. Conex Storage- These units are used for storage and there have been complaints about how they look, and where they are. The committee discussed where they should be. They decided that they would be allowed in Rural (R), Planned Industrial Commercial (PID), and Planned Development (PD). There needs to be a definition, setbacks established and how they will be regulated. The committee agreed that the definition of Accessory Structures needs to be edited to add 'not Conex boxes. This information will be sent to the Planner for review at the next meeting.

8. Vacant Buildings licensing- The purpose of this would be to have owner's license vacant buildings with the hope that it will discourage owners from keeping their property left empty. Licensing buildings would allow for yearly inspections, and the fees would increase each year that the building is left empty. The Planner will be asked to look into what other communities are doing about this topic.

9. Building requirements in Cobbossee Corridor- In the LUO, there is a requirement that parcels 037-019 and 034-083 have commercial in the first floors of the building.

Requirements should match the zone so this requirement should be removed. The committee agreed to strike 7.8.5.4. This will be sent to the Planner for review.

10. Other- nothing at this time.

11. Adjourn- Lisa St. Hilaire moved to adjourn at 6:30 pm. Kris McNeill seconded the motion. No further discussion. All in favor.