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Debby Willis, Chairperson
Angelia Christopher, Administrative Assistant

ORDINANCE REVIEW COMMITTEE

Minutes

Monday February 24, 2020@ 5:00 PM

Regular Meeting

City Hall Council Chambers

1.) Call the meeting to order-5:05 pm

2.) Roll Call- Chair Debby Willis- Rusty Greenleaf, Louis Sigel, Mayor Pat Hart-

Absent- Lester Young - Clare Marron

Also present- Kris McNeill- CEO, Tracey Desjardins- EDD, Angelia Christopher-

Planning and Development Assistant – Mark Eyerman- Planner

3.) Review of January 9, 2020 meeting notes: Chair Willis asked for a motion. Rusty

moved to accept the minutes as written- Mayor Hart seconded the motion. All are in favor.

4.) Finalize Food Truck amendments – Mark went through his notes, and has revised them.

He added in the term ‘Food truck’ in the title of the definition as recommended by Kris

McNeill. Under general requirements, he tried to make provisions for the so-called Ice

cream truck/Rolling vending unit. He added the statement prohibiting music and

commercial advertisement when the unit is parked. He also added language about where

they could be parked for extended periods, and included a 'block' party exemption. Mark also added a statement that put the City Manager in as person who can give permission on where food trucks can be placed, without having to go to City Council for approval.

During City permitted events, Tracey explains that if a food truck wants to come and park during a festival or community event, they need to go through the festival committee follow the rules of the festival, and pay any fees. Mark will make changes in regards to this. Part 2 of his changes is to the Land Use Code. Mark added Mobile Food units to the use chart, and changed ECR to be allowed under Code Enforcement Review. The Committee feels that it is time to send this Ordinance to the Planning Board for Public Hearing and then Council amendment. Code of Ordinances goes right to City Council. Chair Willis asks for a motion- Mayor Pat Hart offers the motion, Rusty Greenleaf gave the second motion- all are in favor.

5.) Review CPD and PD provisions- The City Manager asked the Committee to review this due to a proposal that the City had received. A developer has plans for an indoor/outdoor recreational facility in the CPD Zone. CPD offers a wide range of commercial activities, the conflict is that indoor rec is allowed, outdoor recreation is not. The proposal that the city has would need to be indoor/outdoor. CPD does not allow outdoor recreation. This type of development, does not fit in this area, it is not what the original plan was, not part of heart and soul.

In the development of the comprehensive plan, there was discussion of how to develop areas for middle class homes. If the zone descriptions are changed, to allow such a facility, the others in that zone will be able to do what they want which goes against the original plan for the zone.

There are lots questions about what kind of building this will be, a dome, inflatable, etc.

There is hearsay that this development will be a nonprofit, but this has not been confirmed yet. This zone was created to do what it is doing, do they want to undue the work, and go with it? The members are very reluctant to change the purpose of this zone for one proposal. Perhaps the best route is to get more information on the proposal, and then review it further. The committee decides to revisit this at the meeting in April. Committee members should review the land use ordinances to get a better idea to see if this something that can work. Mark Eyerman feels it would be best to look individual zone performance standards to see if there is anything in the ordinance that will help with this.

- 6.) The Committee discussion turned to questions about Marijuana- We have developers looking at building in PD, where marijuana cultivation is not allowed. The Marijuana ordinances are with City Council for first and second read right now, so this can be brought back in for amendment, after the ordinances are approved. There is the issue of odor that needs to be considered. We did add a provision for odor control, but there have been complaints in the past, especially in the area of one of the proposed buildings.

7.) Multifamily in the Shoreland district The Committee reports that there is an error in

SL, Multifamily can we fix it?? Currently the provision is 60, 000. What if there ends up being someone wants to put in condominiums on Cobbossee Stream? This could be a reality someday. There is quite a bit of discussion here, and we are low on time. The committee decides that we will hold this topic over until April for now.

8.) Other: Kris has developed a Property maintenance ordinance, which he passes out to

committee members. The goal of this ordinance is to help Kris, as CEO have some advantage when it comes to holding landlords and property owners accountable for rundown buildings that need work and other problems like lack of heat. There is nothing in place right now that enables Kris to hold a property owner, accountable so this is much needed. This ordinance will have a built in fee/fine structure, that Kris would pass on to landowners for violations. Kris would like input from the ORC on the wording/content of this. The ORC agrees to review it, and states that John Pottle should look at it too. This Ordinance is going to be added to April's agenda for review.

9.) Next meeting –continue CPD discussion, Property Maintenance Ordinance, SL

multifamily, Historic district, Dresden St. hospital, Tiny homes, etc.

10.) Scheduled for March 16, 2020 at 5pm

11.) Adjourn- Chair Willis asks for a motion to adjourn. Mayor Hart offered the motion.

Rusty Greenleaf offered the second. All are in favor. Adjourn at 6:35 pm.