



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



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|---------------------|---|-------------------|------------------|
| Meeting Date | 11/13/2019 | Department | Code Enforcement |
| Agenda Item | 4.5 Consider Approval for ORC to review multiple topics | | |
| Est. Cost | n/a | | |

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| Background Information | <p>Attached is a memo from CEO Kris McNeill. He has listed seven relevant topics (in order of importance) he is asking the City Council to consider allowing the Ordinance Review Committee to address.</p> <p>They are:</p> <ul style="list-style-type: none"> *solar farms *food trucks *tiny homes *breweries/tasting rooms *multifamily units in the shoreland zone *the Dresden Street Hospital site *the Residential Historic District <p>CEO Kris McNeill will be present to answer questions.</p> |
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| Requested Action | 'I move to send the suggested list of topics to the Ordinance Review Committee for their review.' |
| City Manager and/or Finance Review | The City Manager recommends the above action. |
| Council Vote/ Action Taken | |
| Departmental Follow-Up | |

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|----------------------------|-------------------------------|----------------------------------|---|
| City Clerk Use Only | 1 st Reading _____ | Advertised _____ | EFFECTIVE DATE _____ _____ |
| | 2 nd Reading _____ | Advertised _____ w/in 15 Days | |
| | Final to Dept _____ | Updated Book _____ | Online _____ |

Ordinance Review Committee Topic Suggestions

City Council Members,

There have been several inquiries lately involving uses and topics that Gardiner's City Ordinances don't yet address. I am providing this list of topics that I believe the Ordinance Review Committee should start addressing. The list is in order of urgency as I see it.

1. **Solar Farms**-We have had several companies interested in constructing solar farms in our City. There is no corresponding use in the use chart to show in which zones this would be an allowed use.
2. **Food Trucks**-Due to the opening of several tasting rooms/breweries lately, food trucks are being invited to the area to provide food to their patrons. We have made it clear that any food truck selling food in Gardiner must be licensed with the City. The trucks are an attraction in themselves and are good for our economy. With the increase in licensed food trucks we need some ordinances about where and when they can park the trucks as well as any other restrictions the City would want to place on their operation.
3. **Tiny Homes**- Many Maine towns are adopting ordinances to deal with tiny homes. I get at least one call a week inquiring if Gardiner allows them. Tiny homes do not fit into the single family home nor the manufactured home categories, so most towns have just been saying that they do not allow them. They need a use code and City ordinances to address them as a separate use.
4. **Breweries/Tasting Rooms**-Gardiner should add a category to our use chart for this use.
5. **Multifamily Units in the Shoreland Zone**-There are some contradictions in our ordinances pertaining to multifamily units in shoreland zoning. ORC should address/correct these contradictions.
6. **Dresden Street Hospital Site**-Probable reuses of the Dresden Street Hospital site are not allowed in the HDR zone. We should consider changing the zoning for this site or establishing use exceptions for this site.
7. **Residential Historic District**-Maine Historic Preservation has suggested that we might want to add a Residential Historic District to preserve the character of our City.