

**Minutes of the Zoning Commission of the Town of Caroline
Meeting on Tuesday, May 24, 2022**

The meeting was called to order at 7:15 p.m. by Jean McPheeters, chair.

Attendees:

Zoning Commission Members: Ernie Bayles, Michele Brown, Barbara Knuth, Bruce Murray, Bill Podulka, Jean McPheeters

Others: Town Supervisor Mark Witmer, Nan Stolzenburg

Excused:

Attendees: There were approximately 10 people on Zoom and 4 people attending at Town Hall.

1. Privilege of the Floor:
2. Approval of Minutes of the May 10 meeting: Moved by Brown, seconded by Knuth. Unanimous approval.
3. Town Council Report: Clm. Murray reported that the Town Council will meet on June 1 at 7 p.m.
4. We discussed the following topics:
 - Sections 4.4 density bonuses. Much discussion about whether these work; are they useful, and how they fit into the comprehensive plan. We made some changes to the first draft language.
 - We did the final review of all the language in the first four articles of the second draft, made some minor changes. Nan will incorporate all these changes into the second draft, and send them to us so that we can all do a final check.
5. We discussed planning for the public information meetings on the second draft of Articles I through IV. The postcard will be sent out in early June. Jean will draft language and send to all for review, changes, and edits.
6. At the June 7 meeting we will begin to review Development Standards.
7. Meeting adjourned at 9:18 p.m.

Respectfully submitted,

Jean McPheeters

Approved unanimously by Zoning Commission
6/21/22