**SEPTEMBER 23, 2020**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **PUBLIC COMMENTS – 3 MINUTES**
6. **APPROVAL OF MINUTES OF AUGUST 26, 2020**
7. **OLD BUSINESS**
   1. **Mr. Jeff Taylor – Permit Request**
8. **NEW BUSINESS**
   1. **2020-S-SLU-3 Bed & Breakfast**
   2. **Master/Rec Plan Draft Review**
   3. **Zoning District Changes**
9. **PUBLIC COMMENTS**
10. **COMMISSIONERS COMMENTS**
11. **ADJOURNMENT**

Commissioners,

Presented to you are two items.

1. Special Land Use – Mr. Taylor is renovating the old Big Boy and would like to open a microbrewery there. Mr. Taylor will be available via phone for this zoom meeting to answer any questions you may have. If you should have questions in advance, I can forward them to him via email in case you’re looking for further clarification.
2. Special Land Use – Mr. Toppi is requesting to change the use of his building at 111 Lake St. Previously Mr. Toppi received approval to change the use from store front to office space with the addition of storage on the back portion. Mr. Toppi would now like to change the use to a Bead & Breakfast for the former office spaces.
3. Draft Chapters 1-7 of the Master/Rec Plan for review and modification.   
   Please keep in mind Chapter 7 and the goals, objectives, and action items beginning on page 5-12 will be reviewed and updated in a future meeting and the goals, objectives, and action items currently in these sections are from the old plan.  Within some of the chapters there is blue or yellow highlighting to indicate a need for more information (see "highlighting section" below for more clarification) or information that will be updated at a future time.  
   Highlighting Sections:
   * Page 5-5, Harbor Street Boat Ramp:  Does the ramp have marketing, events, or partnerships?  If so, what are they?  What are the ramp's dredging needs (approximate volume dredged, disposal location, etc.)?  What is the annual maintenance schedule?  What is the infrastructure replacement schedule?
   * Page 5-8: Is the Harbor Street Handicap Fishing Access Site still there?
   * Pages 5-15 and 7-1: How was the survey advertised (on website, hardcopies placed in community, press release, etc.).  I remember there was discussion about a press release.

  Next Steps:

* NEMCOG will update Chapters 1-6 per recommended updates.
* Meet with the Planning Commission to review the survey and formulate the goals, objectives, and action items (Chapter 7 and beginning on page 5-12).

1. Introduction of zoning district changes to Planning Commission.  
   a. Removal of C-1 districts.   
   b. Rezoning C-2 districts  
   c. Creation of mixed-use district