

**TOWN OF INTERLACHEN
TOWN COUNCIL & PLANNING COMMISSION
WORKSHOP MINUTES
TUESDAY, MARCH 25, 2025 – 6:30 P.M.**

CALL TO ORDER:

Chairperson Bakker called the workshop to order at 6:31 pm and led the pledge. Mayor Rick Hanes gave the invocation.

ROLL CALL:

Council members present were Chairperson Beverly Bakker, Vice-Chairperson Joni Conner, Carolyn Bennett, Carolyn Meadows, and David Yonts. Planning Commission members present were Judi Costanzo, Raymond Baxter, Gail Guinta, and Mike Rodgers. Tonya Whitehurst was absent. Mayor Rick Hanes was present, and Attorney George Young was absent.

COUNCIL CHAIRPERSON – BEVERLY BAKKER

Chairperson Bakker welcomed everyone and introduced JBPro Planners, Eryn Mertens, Kathy Ebaugh, and Kerrigan Allison. Chairperson Bakker turned the meeting over to JBPro.

COUNCIL AGENDAED DISCUSSION:

Discussion and Consideration of Setting Future Workshop Dates.

Set future workshop dates as:

Tuesday, April 22, 2025 at 6:00 P.M.

Tuesday, May 27, 2025 at 6:00 P.M

Tuesday, June 24, 2025 at 6:00 P.M

Tuesday, July 22, 2025 at 6:00 P.M

Tuesday, August 26, 2025 at 10:00 A.M and Thursday August 28, 2025 at 10:00 A.M. as an alternate date.

Approval Hearing Dates –

Planning Commission Hearing – Tuesday, September 23, 2025

Town Council 1st Reading – Tuesday, October 14, 2025

Town Council 2nd Reading – November TBD

Discussion and Consideration of the Town's Land Development Regulations.

JBPro Senior Planner Eryn Mertens gave an overview of the project's status, goals, and the February workshop.

The following was discussed:

- 1) Smart Growth Principles for rural, urban, big, small, historic or newly developed communities.
- 2) Development Standards are fixed and mandatory.
- 3) Development Guidelines are flexible and are typically published in a separate document.
- 4) A well-developed design project will have both standards and guidelines.
- 5) Development standards include; site development, subdivision regulations, environment & sustainability, design & architectural, transportation & mobility, utilities & infrastructure.
- 6) General Development Standards and Planned Unit Developments (PUD) will integrate land use standards into the review consideration, assess the location for alignment and compatibility, incorporate public services and benefits and encourage public engagement and collaboration throughout the review process.
- 7) A PUD (Planned Unit Development) allows for a variety of uses and housing types. The PUD promotes efficient use of land and resources through compact development and must be consistent with the Comprehensive Plan.

- 8) General Development Standards vs. Subdivision Regulations; Subdivision types (Major and Minor) , design standards, required improvements, application process.
- 9) PUD Design Standards - Density and intensity, lot size, open space and parks, buffering requirements, access management and parking.
- 10) Residential density and overall intensity of the PUD is compatible with the physical and environmental characteristics of the site and surrounding properties.

Recommended Changes:

- 1) Better encourage creative and efficient design by providing stronger design guidelines, as well as clarifying the intent of a PUD.
- 2) Strengthen the approval process by providing enhanced review criteria for evaluation.
- 3) Improve existing language to be easier to understand.
- 4) Add guidelines for compatibility with surrounding uses.
- 5) Aligning the PUD and Zoning Change procedures.
- 6) Provide guidance for compatibility of surrounding uses and alignment with the Comprehensive Plan.

The workshop adjourned at 8:34 pm.