

Planning Commission Meeting Minutes
November 28, 2022
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The Town of Orange Planning Commission held a meeting at 6:00 p.m., in the Town of Orange Community Meeting Room. Planning Commission members present were: Chairman Benjamin Sherman (arrived at 6:40 p.m.), Vice-Chair Page Sullenberger, Commissioners Rita Carroll, Donald Schafer & L.J. Taylor. Staff members present were Director of Community Development John Cooley, AICP, CZA, Deputy Town Clerk Kimberly Strawser, CZA, CMC and Town Attorney Catherine Lea. Councilmember Timothy Bosford was also present.

CALL TO ORDER

The Vice-Chairman called the meeting to order. The Deputy Town Clerk called roll and noted that there was a quorum present.

PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 26, 2022

The minutes stand approved, as presented.

CONSIDERATION & CONTINUED DISCUSSION OF AMENDMENTS TO THE PLANNING COMMISSION BY-LAWS

The Deputy Town Clerk reported that it was the consensus of the Commission to continue discussion of the proposed amendment to Section III – Conduct of Business Generally; number 2 – Minutes. The Deputy Town Clerk stated that the Town Attorney would review the information on what a majority would be for the Commission.

A discussion was held.

Vice Chairman read the proposed amendment to amend the by-laws, as presented. On vote, Chairman Sherman – absent, Vice-Chair Sullenberger – aye, Commissioner Carroll – aye, Commissioner Schafer – nay, and Commissioner Taylor – aye. Motion carried.

Section III – Conduct of Business Generally; number 2-Minutes are amended to: *The Chairperson shall call for active approval of the minutes of prior meetings. The Chair will then ask if there are any corrections or additions to be made. If a correction and/or addition is agreed to, or no correction and/or addition is called, the Chair shall call for a motion to approve the minutes. Upon receipt of a motion and a second, the Commission shall vote and upon a majority vote, the minutes shall be approved. Reading thereof shall not be required unless so moved.*

CONTINUED DISCUSSION OF COMPREHENSIVE PLAN UPDATES

The Director of Community Development stated that at the Commission's last meeting staff requested the Commission come up with three goals for Themes 1-3. The Director of Community Development stated further he received comments from Commissioner Carroll and he reviewed them with the Commission.

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Commissioner Schafer shared three goals for Theme 1 – Economy – jobs, pay, and affordability. Commissioner Schafer stated he liked the other three goals already in Theme 1.

Vice-Chair Sullenberger stated the town needs fiber. The Director of Community Development reported that the new FCC maps would be coming out soon.

Commissioner Taylor stated there needed to be farming commerce in the town. A discussion was held on how to bring/draw farming commerce to the town. Vice-Chair Sullenberger stated someone could reach out to the extension office.

Councilmember Bosford stated that Town Council had been discussing creating an Economic Development position.

Vice-Chair Sullenberger stated one of her long-term goals was how to plan for change.

Other items discussed

- A way to track Air-bnb's
- Need to increase pay – to increase pay would need to increase taxes
- How to help the low-income population
- Where would the entrepreneur's zone be in town
- Meal's tax
- How to entice businesses/food establishments to town
- Are food trucks required to pay meals tax

Chairman Sherman suggested to create an entrepreneur's zone and offer tax incentives.

The Director of Community Development stated there was an opportunity zone. The Director of Community Development reported it was a zone where you could defer capital gains tax, to invest in an opportunity zone. The Director of Community Development stated that you must leave the investment for a certain amount of time and the tax goes away.

Chairman Sherman asked the Commission what they wanted to see the town offer.

- Fiber internet
- A business work center

Commissioner Carroll suggested determining where the opportunity zone could be.

Commissioner Taylor and Commissioner Carroll liked the idea of work center.

A brief discussion was held on hub zones, SBA loans and grant opportunities.

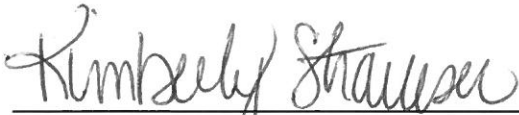
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After a lengthy discussion, the Director of Community Development requested that the Commission look over Themes 2-3 and come up with the top three goals and be ready to discuss at the next meeting.

NEXT MEETING

The Commission will meet on Monday, January 23, 2023, at 6:00 p.m.

With no further business to come before the Commission, the meeting adjourned at 7:33 p.m.



Kimberly Strawser, CZA, CMC
Deputy Town Clerk



Chairman Benjamin Sherman