

Minutes of the Planning Commission Worksession  
7 July 2020



Approved: 15 July 2020

This meeting was held online using the Zoom App. Attendees could use the app to attend by video or telephone.

Attendees: Commissioners Georgette Cole, Charlie Challstrom, Robert Johnson (alternate), Deb Mehlferber, and Peter Nagrod, consultant Larry Spott, resident Joan Mahaffey, and HPC Chair Bob Booher.

Call to order 7:05 pm.

Agenda approved by consensus.

Consultant Larry Spott introduced himself. He is a Certified Retail Real Estate Professional with 31 years of experience in shopping center development. He noted his advice would, of course, reflect his experiences.

Among the points he raised:

The relatively small site (38,980 sf, i.e.: less than an acre) may limit redevelopment

Retaining the post office limits other types of development which would use the entire site

The location limits the amount of “traffic” to/from the area

In his experience there is a market for small food establishments

The trash enclosure can be improved (he has done so for some projects)

If necessary, the trash from a business can be “conditioned” (kept cool and odor free)

Personal services, business offices, small medical offices might work

The pandemic may make small non-home offices attractive

The second floor may be hard to do much with as access would require an elevator which is a very expensive addition.

We adjourned at 8 pm.

Our next meeting will be July 15, at which time we will discuss Larry’s information and its possible application to Section 8 (Commercial Corner) of the Master Plan.

Submitted by Georgette Cole