

**QUEENSTOWN COMMISSIONERS
QUEENSTOWN PLANNING COMMISSION
JOINT WORK SESSION
January 16, 2019**

PRESENT: Town Commissioners Thomas B. Willis, Jr.; President, Holger Schuster, and Al Hardee, as well as Planning Commission members Phillip Snyder, Chairman, Matthew Reno, Vice Chairman, Loretta Hohmann, Secretary, and Perry Stutman. Also present was Barry Waterman, Wheatland's landowner, Town Planner Peter Johnston, Finance Chair Pat Bowell, and Town Clerk Amy Moore.

President Willis called the meeting to order at 7:00 p.m.

The purpose of the joint meeting was to discuss the latest conceptual plan of Mr. Waterman, for the purpose of developing the Wheatland's farm, and to determine if the Town Commissioners would want to consider a residential component as part of the development.

Mr. Waterman gave an overview of the original plan for the property, which included big box commercial. He advised that Wall Street changed the direction for development, and advised that he doesn't see any big box development on that property any time in the near future. He is now proposing commercial pads, which are driving components of the project, as well as some residential townhomes. Commercial businesses would include restaurants, office space, retail, etc.

The Town Commissioners initially had reservations about the residential component, as it would require an increase in services, such as trash collection, snow removal, etc. The costs would go up, and additional employees may also be required.

Pat Bowell provided an overview of property taxes and fees.

Mr. Waterman advised that he could provide a financial impact assessment once he knows if residential will be permitted. If it would be permitted, he would like to know how many. The process, should he proceed, would start with a soft concept plan, to a regular site plan, and any sub-division as needed. A Developers Rights and Responsibilities Agreement would also be entered into with the Town Commissioners.

After discussion with Mr. Waterman and the Planning Commission members, President Willis motioned to allow mixed use on the Wheatland's property. Motion seconded by Commissioner Hardee. Vote: 3-aye, 0-nay.

There being no further business to consider in closed session, President Willis made a motion to close the work session at 8:19 p.m. which was seconded by Commissioner Schuster, which was unanimously carried.

Respectfully submitted,



Amy Moore, Town Clerk