

**Elmore Planning Commission Meeting**  
**Sept. 5, 2023**

**Attendance:**

- EPC members: Kate Sprague, Don Valentine, Michelle Greeson, Bruce Olsson
  - Town Citizens: Dawn Kress

**Conflict of interest:** Kate has a neighbor that is subdividing and may possibly impact her.

**Minutes approved from late month:** all approve

Ongoing Business:

- **Issue:** Town citizen, Shelia R. Rysz has concerns about the town garage and surrounding property use impacting her property.
  - **Discussion:** She wants to ensure that her property is not used in any way for public use. The EPC agrees that as a property owner, she has the right to not have the public on her land. The EPC will do everything possible to respect her wishes.
  - **Action Items:** Kate will contact Sheila and discuss this further
- **Issue:** Comments from Chris Jolly about the Right of ways/ Private driveway language
  - **Discussion:** Changing the 30' verbiage for ROWs and increasing it to 50' for all ROWs
  - **Action Items:** EPC agrees to change the right of way for 50' across the board
- **Issue:** The EPC needs to decide between using HOA specifically OR some other requirement
  - **Discussion:** the EPC still needs to define and agree on what "legal means" or "legal mechanisms" will be required for shared driveways. The EPC feels that the requirement of a formal HOA is too aggressive for a shared driveway and instead a "Legal Document" will suffice. Further discussion needed regarding when a formal HOA would be required i.e. larger subdivisions.
  - **Action Items:** With the assistance of the Town Lawyer the EPC will strengthen the "Legal Mechanisms" term and keep the existing language in the bylaws.
- **Issue:** Single Lot Subdivision
  - Discussion: move this forward to another meeting
- **Issue:** Elmore 5K
  - **Discussion:** 153 people completed the race. Took in \$4,900 + total take in. Things for next year: Sustaining donor's designation, pre order Cups, safety pins, ice pack.
  - **Action items:** Send names of volunteers so that Michelle can send out thank you letters
- **Issue:** Town Park
  - **Discussion:** no updates at this time
  - **Action Items:**

- **Issue:** Walking trail around the lake
  - **Discussion:** Chris Jolly has put Kate in contact with a person that can help with moving forward with the family about the walking trail around the lake across their property.
  - **Action items:** Talk with the lawyer about how to keep the land owner safe if they agree to allow town access.

**Meeting Adjourned:** 7:19