

September 3, 2008

Town Planning Commission (TPC)

Re: Public Hearing for text changes, September 3, 2008

The suggested text changes seem to have created great deal of public concern over population densities and changes to land uses in certain zoning districts. While I have not gone through this as thoroughly as one should, it appears to me that the TPC has tried to more or less amend the ordinance and language to conform to what is going on already with land uses. I would like to make sure that careful consideration is given to any possible changes that create larger densities on the island, and that the Comprehensive Plan is followed closely in these decisions, or else amend the Comprehensive Plan.

In the TPC's recommended revisions for Section 3 of the Zoning Ordinance there has been a MU-Mixed Use Zone created. I realize this is part of the Comp Plan, and I am all for it, but believe this can not or should not be done until a new map has been made with legal descriptions. I also think this may be premature, as if you are going to make any map changes per the Comp Plan, why not consider all of the map changes in the Comp Plan?

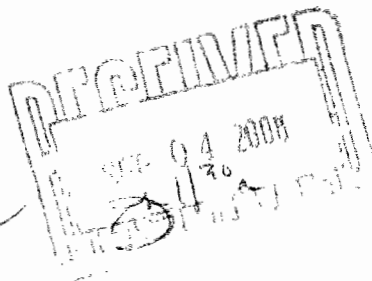
Thank you for taking on the Home Occupation issue.

Your suggested language for some of the definitions and expansions of the permitted uses and conditional use permits may be "over-involved" as it possibly leaves more room for conflicting interpretations and loopholes.

I understand and appreciate the effort to correct problems that you may perceive in our zoning laws as you try to adapt the laws to our Comp Plan and changing times, and you probably have very good reasoning that we are all not going to hear. But I implore you to "cut to the chase" and urge you to budget for, and hire, a qualified person or firm to bring the Town of La Pointe "up to speed" by developing a Unified Land Development Code or something similar, an all encompassing ordinance that deals with all the issues we face and are left to administer...often with no real guidelines. As we move forward with infrastructure improvements, such as currently the case, issues such as stormwater, road standards, utility accommodation, etc. must be addressed or we all face continued hair pulling when trying to make decisions regarding requests and policies.

Thank you

Keith Sowl



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@ 9-3-08 PH

