

**Town of Lake Holcombe
Planning Committee Meeting Minutes
July 24, 2023, 7:00 p.m. @ Lake Holcombe Town Hall**

1. Call to Order & Roll Call

- a. Meeting Called to Order by Chairperson Tom at 7:00pm
- b. Roll Call - Tom Rocque, Supervisor Dave Staudacher, Darrell Hornick, Bill Kochevar, Randy Crank, and Mark Cigan all present
- c. Others in attendance: Susan Badtke (WCWRPC), Diane (Town resident), and Julia Wolf (Cornell Sentential)

2. Recited Pledge of Allegiance

3. Review and approve minutes from March 20, 2023, meeting.

- a. Minutes were discussed and a motion by Mark Cigan and seconded by Bill Kochevar. All approved

4. Review and approve minutes from March 27, 2023, meeting.

- a. Minutes were discussed and a motion by Dave Staudacher and seconded by Darrell Hornick. All approved

Susan Badtke reviewed agenda items 5-13 via a PowerPoint presentation. This will be provided to the planning committee for future reference.

5. Recap from Meeting 1

- a. Susan led a review of the comprehensive planning effort, including the required plan elements and public participation plan, which included the community survey as well as a public hearing prior to adoption.

6. Community Trends

- a. Included overview of the comprehensive planning guide growth
- b. Current Population and demographic info along with projections based on current data.
 - i. Large growth from 180 -2000 but stagnant since 2000 – the planning committee agreed that the low-growth alternative projections of .2%/year growth seemed reasonable for using in housing growth projections.
 - ii. Population in Summer is much different – one member noted the population from May to October increases 10-20 times the permanent resident population.
 - iii. The Town is aging, which poses challenges for services and workforce needs.

- iv. Employment, and Income – incomes are improving, but still a concern for some households.
- v. The Committee felt the data presented was reflective of the Town.

7. Community Survey Results

- a. Susan reviewed all areas of the survey results.
- b. A suggestion was to possibly make the results public so the township could be made aware of the answers and comments that were made. There were no objections to this suggestion. Susan noted that she would review the data summary and remove reference to any specific individuals for confidentiality purposes.
- c. There were no surprises from the survey results.

8. Review Issues & Opportunities

- a. The Committee reviewed the issues and opportunities identified from meeting 1, including public safety, increased population on the lake during the busy season/summer, cell phone communication, among others.
- b. Additional key issues from the community survey include: concerns with number of campgrounds/campers, need for better cell phone service, overcrowding on lake and better access (additional hours) to the yard waste site.

9. Discuss Housing Data, Needs and Goals

- a. Susan presented data on the Town's housing trends, including housing stock, costs, and demand.
- b. The Committee discussed housing needs. The general consensus was that the highest priority housing needs are for the workforce/middle class housing in the \$150,000 - \$300,000 range for owner housing. It was also suggested that condominiums or townhomes could be a good product type within the Town.
- c. Areas discussed but no plans were put in place.
 - i. Does the town want to grow?
 - ii. Are businesses needed and mid-level housing?

10. Visioning Exercise

- a. Susan provided committee members with a visioning survey with 3 questions that asked members to comment on their vision for the Town looking out 20 years.

11. Revised Existing Land Use Map

- a. The revised map was provided to the board for review and make any changes if needed.

12. Next steps & set August Committee meeting date.

- a. Susan assigned some 'homework' to the board for the next meeting:
 - i. Read through the comments from the community survey.
 - ii. Review the background, housing, and economic data appendices (provided in hardcopy at the meeting)
 - iii. Review the revised draft existing land use map.
 - iv. Review draft vision statement (will be e-mailed prior to August 21 meeting)
 - v. Review draft Housing Goals, Objectives, Strategies (will be e-mailed prior to August 21 meeting)
- b. Next meeting was set for Monday August 21st, at 7:00
 - i. Location is the Lake Holcombe Town Hall
 - ii. Meeting will include review of draft vision statement, draft Housing Goals, Objectives, and Strategies and begin discussion on Transportation and Utilities/Community Facilities.

13. Adjourn

- a. Meeting was adjourned at 9:19pm
- b. Darrell Hornick made a motion to adjourn, and Mark Cigan seconded.
 - i. All approved.

Minutes approved by Planning Committee on August 21, 2023.