



SOUTH BURLINGTON PLANNING COMMISSION

22 SEPTEMBER 2026

The South Burlington Planning Commission held a regular meeting on Tuesday, September 22, 2026, at 7:00 p.m., in Room 301, City Hall, 180 Market Street, and via Zoom.

MEMBERS PRESENT: J. Louisos, Chair; M. Mittag, D. MacDonald, D. Leban, C. Lawrence, M. Emery

ALSO PRESENT: P. Conner, Director of Planning and Zoning; K. Peterson, City Planner, R. Doyle

1. Instructions on exiting the building in case of an emergency:

Ms. Louisos provided instructions on emergency exit from the building.

2. Agenda: Additions, deletions or changes in order of agenda items:

No changes were made to the agenda.

3. Open to the public for items not related to the Agenda:

No issues were raised.

4. Announcements and staff report

Staff provided updates on city projects to the Planning Commission.

5. Long-Term Care Facilities and Commercial Use Scales in Medium-Scale Neighborhood District

The Planning Commission held a discussion of whether or not to allow Long-Term Care facilities in the Medium-Scale Neighborhood zoning district. Currently, Long-Term Care facilities are allowed in the MSN in the Transit Overlay district. Commissioners discussed the pros and cons of allowing this use where transit is sporadic (approximately once per day per direction), the local and regional needs for this kind of facility, whether to apply limitations on the scale of the building(s) or variety of housing types, and what the impact of the use would be on the area. Commissioners also discussed how inclusionary housing requirements could be met in the business model of long-term care facilities.

The Planning Commission also discussed if the thresholds between commercial uses or the maximum scale of commercial uses should be adjusted. The Commission tasked Staff with further exploring this and bringing back a recommendation.

6. Development Trends and Implementation of recent LDR amendments

Staff presented an update on development trends in South Burlington and potential early results from LDR amendments passed in the last few years.

7. Update on the FY27 Work Plan

Staff presented the FY27 Work Plan and progress updates from the first quarter of the fiscal year.

8. Other Business

9. Adjourn

As there was no further business to come before the Commission, the meeting was adjourned by common consent.

Clerk