

**Joint Town/Village of Lima  
Planning Board Meeting Minutes  
February 6, 2013**

**Present:** George Gotcsik, Chairman; Colleen Allen, Doug Best, George Harvey, Amy Klausner, Paul Osborne, Rose Reynolds; Deb Shaughnessy, Secretary

**Guests:** John Bailey, ZBA Member, Duane Fuller, ZBA Member, Dennis Neenan; Paul Fleming, Village Liaison; Cathy Gardner, Town Liaison; Charlie Johnson, CEO

The Meeting of Joint Town/Village Planning Board (The Board) was called to order at 7:00 p.m. on Wednesday, February 6, 2013 with a complete Board in attendance.

**Old Business:**

- A. The minutes of the January 9 Planning Board meeting were reviewed. **A motion was passed to approve the minutes as amended.**
- B. January CEO Reports were reviewed. **A Motion was made to approve the January CEO Reports as read. Motion carried.**

**New Items**

No new items were presented at this meeting.

**Open Items**

**A. Membership Update**

A letter was sent to Mike Youngblut informing him that the Town/Village Boards voted to remove from the Planning Board. The Town & Village Boards are considering a replacement. Paul Fleming commented that an add has been published in the local newspaper.

**B. Traffic Sub-Committee**

Nothing new to report at this time. This item will be closed until such time as new information is available.

**C. Design Standards Project**

The workshop on Positive improvement from Gateway to the County line was well attended and several facilitators presented. A recommendation for signage standards and building standards came out of that workshop.

The Steering Committee to meet soon to hear from the Rochester Design Center to focus on a final report to eventually be presented to the Town Board. Chairman Gotcsik was contacted by the Rochester Regional Design Center. There has been a request from the National Student Institute for Rural Design to bring in experts from all over the country to do a workshop for the County. It has been proposed that Lima would be an excellent candidate to host this conference. There may be as many as 40 communities applying for a grant and only 4 to be chosen. If our application is accepted the Rochester Regional Design Center will coordinate and run this workshop. A couple of potential locations considered for this workshop are Elim or the school facilities. This institute is asking the Town to match donations for this conference.

**D. Training Opportunities**

Wayne County offerings were circulated among the Board.

**E. Planning & Zoning Boards Summit**

1. Variance Issues Process

Dennis Neenan felt the current process is working well as the Planning Board has more history with the applicants than the ZBA. He also stated when an applicant appears before the Planning Board first they are more prepared for the ZBA meeting. It is critical for applicant to come to a ZBA meeting with all needed information for The Board to make a determination. He stated it is possible that an applicant referred to the ZBA may be referred back to the Planning Board for additional information before a final decision is made by the ZBA. This is more of a rare occurrence, however.

2. **General discussion of zoning requirements that come up as code variances:**

One subject that comes up most is an applicant wants to build a barn before the house is constructed.

From the Charette Workshop – an idea of changing the setback in codes should be reconsidered. The Town is asking the Village to extend sidewalks out to GCC and/or Dollar General.

3. Rules that should be changed or added:

- a. Measuring of lot line – it was discussed and decided to remain as measuring lot size to center of the road.
- b. Barns to be built before the house – should be granted a permit before construction. If there is no house than the barn is not permitted. Ag. Dist. Property allows a barn to be built first because an Ag. Business has no restrictions.
- c. No Flag Lots – it was decided this law should remain as an effort to preserve farm land.
- d. Establish lot coverage limits in Town. There is a question of the law on preventing removing topsoil from a property. A suggestion was made to consider the size of the area of the lot being constructed. Need to be sure enough space left alone to move soil from a lot. A suggestion was made to compare this issue with other town codes in the area.

- e. Wind turbines in Village. Currently it is a non-permitted issue.
- f. Chickens in the Village. The CEO will investigate this possibility.
- g. Maximum of lot coverage. How do we start to investigate? Mr. Gotcsik and Mrs. Gardner will work on this matter.
- h. Difference between barns and garages. Considered a barn if set on an Ag. Lot, if building on a residential lot then it is a garage.

**A motion to adjourn the meeting was made and seconded. Motion carried and The Joint Town & Village Planning Board meeting was adjourned at 8:30 p.m.**

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