

Joint Town/Village of Lima Planning Board Meeting

April 8th, 2015

MEMBERS PRESENT:

George Gotcsik; Chairman, George Harvey; Vice Chairman, Colleen Allen, Doug Best, Rose Reynolds, Paul Osborne,

MEMBERS EXCUSED:

Brandon Armes.

MEMBERS ABSENT:

Amy Klausner; alternate.

ATTENDEES

Steve Kruk; Attorney, Charlie Johnson; Code Enforcement Officer, John Correll; Village Board Liaison, Cindy DePuy; Secretary.

GUESTS

Dan Holtje; Surveyor (representing applicant Gruschow), Jim, Justin, and Jason Hofmann applicant of 7165 Heath Markham Rd, Lew Stoffel of Gale Rd

The meeting of the Joint Town/Village of Lima Planning Board (The Board) was called to order at 7:00 p.m. on Wednesday, April 8th, 2015

Additions to the agenda were made for a question on the Village Walk phase II subdivision and the Hulberts unofficial request for rezoning

OLD BUSINESS:

1. Minutes

A Motion was made by Rose to approve the minutes for March 4th with the addition of listing John Correll as present. Colleen seconded and all were in favor.

2. Proposed Cavanaugh Rd Subdivision

Letter was received from the ZBA stating that they were waiting for receipt of the location of the sewer and wells on the plans as required by Code. That meeting was going into continuance on April 14th. The delay was discussed.

A Motion was made by Rose and seconded by Paul to approve the subdivision pending the approval by the ZBA.

A second motion was made to amend the first motion to make it subject to the sole condition of the proper location of the sewer and wells.

Both motions were approved unanimously.

NEW BUSINESS:

2. 7165 Heath Markham Rd -special use permit application defined as a “kennel”

The Hofmann family presented their request for a special use permit to make legal the current operation of an informal occasional dog sitting operation that the sons have been providing to a small group of their friends. The Code defines the housing of more than 3 dogs as a “kennel”. A neighbor voiced concern about the operation of a kennel. The homeowners stated that it was not their intention to build anything or to change or expand their operation in any way. They currently care for the dogs of several friends inside their home when the friends go on vacation each year. This entails the maximum of 6 dogs at any time when one set are leaving and another is arriving. The Hofmanns have two dogs of their own. An invisible fence is on the property but no dogs are tied out or left in dog runs. A kennel is an allowed use under the Code.

Motion was made by Doug to refer the matter to the ZBA for Special Use Permit. Colleen seconded it. Vote was unanimous in favor.

3. Village Walk - Phase II

This matter is not a formal application. The new landowner is seeking input on the possibility of a shared private drive to be used by three houses instead of the 13 houses the previous owner was proposing. The Zoning Board has addressed the issue, on the meeting on April 7th, and is informing the owner that private shared drives are not allowed in the Code so we must understand that they are disallowed.

4. Hulbert requested rezone

No Proposal has been presented. The owners' realtor, Mr. Burke, has requested a rezone of the property so that the current home could be made into a two family home to aid the sale of the house. The land is zoned industrial and this would be an expansion of a non-conforming use. George and Charlie will address the issue in a letter to the owner.

5. Trailer at Bristol ID

The apparently permanent location of the trailer end of a truck at a loading dock at the rear of the facility was discussed. Charlie is looking into the matter

6. CEO Report

No CEO report was available to review.

The meeting was adjourned at 8:20.