

Joint Town/Village of Lima Planning Board Meeting Minutes

September 3, 2014

Present: George Gotcsik, Chairman; Colleen Allen, Doug Best, George Harvey, Amy Klausner; Deb Shaughnessy, Secretary

Guests: Dori Marion; Charlie Johnson, Code Enforcement Officer; John Correll, Village Liaison; Cathy Gardner, Town Liaison

Excused: Rose Reynolds

Absent: Brandon Armes, Paul Osborne

The meeting of the Joint Town/Village Planning Board (The Board) was called to order at 7:00 pm on Wednesday, September 3, 2014.

Old Business:

- A. The minutes of the June 4, 2014 Planning Board meeting were reviewed. **A Motion was made and passed to approve the minutes as amended. Seconded and Unanimous.**
- B. The CEO report was reviewed. **A Motion was made and passed to approve the CEO report. Seconded and Unanimous.**

New Business:

A. Rezoning Request – 1148 York Street

Property owner, Dori Marion, has requested a change in her property's zoning designation. The Town Board has referred this request to the Planning Board for a recommendation.

The homeowner, Dori Marion, owns two lots, one facing Bromley Road and one facing York Street. The York Street parcel is currently zoned R-residential while the Bromley Road parcel has both the R-residential and A-agricultural zoning designations. The owner has requested that the R designation be changed to A because the owner wants to operate a hobby farm which is a permitted use only in the A zoning district.

Discussion ensued around the deed covenants attached to the Bromley Road parcel which prohibits the keeping of animals. Owner stated that the hobby farm's animals (cow) would be housed completely on the York Street parcel. She further stated that surrounding neighbors have no objection to the keeping of a cow and showed signed letters from the neighbors.

MOTION was made to send a letter to the Town Board that there are no objections to the rezoning of property on 1148 York Street Seconded and Unanimous. SO MOVED.

Open Items:

A. Sign Ordinance

1. Chairman Gotcsik will suggest to the Village that the Planning Board will be available for input regarding discussion of a new Sign Ordinance.

B. Bristol ID Bio swale Proposal

The Board has received a letter from the Owner (Clair Milburn) of 1370 Rochester Road requesting to amend an approved site plan. The request is to allow the existing lawn in the bio-swale be permitted in lieu of the plantings as shown on the approved site plan. After brief discussion it was determined that no action would be taken without an engineer's report stating that deleting the plants as shown and replacing with lawn would have no effect on the proper performance of the bio-swale. The Board directed the CEO to request this from the Owner.

C. Kistner Update

1. A Planning Board member is concerned with stored items being piled too high front of the berm. Charlie Johnson reported that he had previously investigated this property and determined that the property was generally in compliance with the approved site plan conditions. It was determined that George Harvey would contact the CEO to arrange for a tour of the property.
2. Discussion regarding the temporary free standing sign ensued. It was noted that Kistner had agreed to upgrade the sign in accordance with the Historic Preservation Committee's suggestions. Kistner should be coming to the Planning Board with an appropriate proposal for a permanent sign plan. Charlie agreed to contact Kistner for an update.

D. Comprehensive Plan – there was some discussion regarding the Commercial Section of the Comprehensive Plan as well as the 15A Corridor Vision Plan. Chairman Gotcsik suggested incorporating the 15A Corridor Vision Plan into the Comprehensive Plan. They can possibly debate signage issues in this review.

A committee will be created to explore changes to the Commercial Comprehensive Plan. The following would like to participate on the committee:

Colleen Allen
Doug Best
Cathy Gardner
George Gotcsik
Charlie Johnson

A Motion was made to adjourn the meeting. Seconded and Unanimous.. The Joint Town/Village of Lima Planning Board meeting was adjourned at 8:20 p.m.