

**MINUTES:** Zoning Advisory Committee

**DATE:** September 9, 2024

**TIME:** 02:00 PM

**Meeting #9**

**IN ATTENDANCE**

From MRB: Shaun Logue. Village Manager: Shari Pearce. Office Clerk Aimee Doser. Village Mayor Joe Lee. Code Enforcement Officer Mark Mazzucco.

**BOARD**

Harry Reiter, Ignatius LaDelfa, Laura Pettine, Dave Wright, Kim Fay, Larry Speer

**MEETING AGENDA**

1. Welcome & Reminders
  - a) MRB Group Updates
  - b) August 12th Meeting Minutes Recap
  - c) Project Schedule
2. Draft Zoning Map
  - Updates
  - District Boundaries & Recommendations
3. Schedule I: Land Uses or Activities Table (Attachment 2)
  - Updates & Considerations
4. Schedule II: Lot and Bulk Requirements Table (Attachment 3)
  - Updates & Recommendations
5. Draft Code Update: Articles I - VI
  - Latest Updates
  - Comments & Tracking
6. Articles VII – XIII (Remaining Articles)
  - Drafts & Homework
  - September 30<sup>th</sup> - Meeting Discussion
7. General Discussion & Next Steps
  - a) Committee Meeting #10 – September 30<sup>th</sup>
  - b) Stakeholder Interviews
  - c) Homework: Articles VII – XIII

## **DISCUSSION**

Reviewed and discussed Schedule I: Land Uses or Activities Table

Reviewed and discussed Schedule II: Lot and Bulk Requirements Table. Added a minimum lot area for Industrial District as the current code does not reflect a minimum requirement.

The committee talked about "SUP", Special Use Permit, how it will help avoid variances which are permanent, thus giving the board an opportunity to change a decision after a certain period of time or change of ownership, etc.

The committee looked over the Zoning map ("The Working Map"), and decided they will not identify Incentive Zoning until we the Village have any.

A review of Schedule I resumed with questions submitted by committee member Dave Wright asking for clarification on some of the Land Uses. A few of the items that were discussed from the list are as follows:

The difference between Apartment houses vs. Small Apartment Houses, Banks – Can ATMs be located anywhere, Car Wash – Can it be SUP (Special Use Permit) or P (Permitted) in the Industrial or Light Industrial District, it was decided that it will be placed as SUP within Light Industrial and Industrial. Customary Agricultural Use: Chickens & Livestock – Only permitted with SUP. The committee discussed and clarified the remaining questions on the list.

Also, during discussion, it was decided to move Outdoor Camping to Permitted.

The committee then touched on a few areas in the Draft Code Update and made changes where they felt necessary.

Changes were made to pages 55, 56, 60, and 66.

MRB is working with Highland Planning on setting up the second Public Workshop for the month of November, looking at two possible dates, to be decided soon.

## **NEXT STEPS**

Discussing the next Public Workshop and upcoming events.

## **NEXT MEETING**

Monday October 7th, 2024, at 2 P.M.

Respectfully Submitted,

Aimee Doser, Office Clerk