

MINUTES: Zoning Advisory Committee

DATE: August 12, 2024

TIME: 02:00 PM

Meeting #8

IN ATTENDANCE

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

BOARD

Robert Reimer, Harry Reiter, Ignatius LaDelfa, Laura Pettine, Dave Wright, Kim Fay

MEETING AGENDA

1. Welcome & Reminders
 - a) MRB Group Updates
 - b) June 24th Meeting Minutes Recap
 - c) Project Schedule

2. Schedule I: Land Uses or Activities Table (Attachment 2)
 - Updates & Overview

3. Schedule II – Lot & Bulk Requirements Table (Attachment 3)
 - Updates & Overview

4. Article Updates
 - A. Article II – General Provisions (Emailed)
 - Latest Updates
 - Update: As Needed

 - B. Article III – District Regulations (Emailed)
 - Key Updates & Discussion
 - Update: As Needed
 - Mixed Use Overlay District Boundary Discussion

 - C. Article IV – VI - Key Updates (Emailed & Handouts)
 - Article IV: Conditional Uses
 - Article V: Site Plan Approval
 - Article VI: Supplementary Regulations

5. General Discussion & Next Steps
 - a) Committee Meeting #9
 - b) Stakeholder Interviews
 - c) Homework: Articles VII, VIII, IX & X

DISCUSSION

Shaun Logue(MRB) stated that Articles II and III will be ongoing with updating. Articles IV – VI are not a big task, mostly housekeeping. Nothing has changed with the project timeline for Schedule I and II, it is right on track.

It was discussed who is considered to be the stakeholders, who we think would provide valuable input, maybe the pharmacist, school superintendent, a DPW employee, and a Village business owner. Most likely four (4) people who would be screened with a questionnaire.

Kim Fay suggested maybe a newer business owner in the Village as well to get perspective from both someone that has been in business in the Village for many years, and one who just started recently. Possibly the owner of the Gun Shop, or the owner of Razzle Dazzle Daycare for recent additions to the Village. The owner of Z's Automotive would be a good choice for a business owner who has been in business for many years.

Shari Pearce suggested possibly Tom Venniro, director of Hilton-Parma Recreation as he is a newer Village resident, Gary Inzana - business owner, and Casey Kosiorek – Superintendent of Hilton Schools.

The committee discussed what the Schedule I table will look like. It will reflect what is in Article III. Multiple Use Overlay (MUO) will not be on this table as it will be on a case-by-case basis.

Schedule II was discussed, including whether or not we want to set a minimum lot size requirement. The committee agreed that it might be to their advantage to look at the current industrial lots to gauge what the minimum size might be.

Also, on the back of schedule II, the existing code for rear or interior setback is a minimum of 10 feet, except where an industrial district abuts a residential district, the setback shall be 20 feet. It was mentioned that it can be decided if it should be kept "as is" or if it should be modified for the industrial district have a setback of 40 feet to match the light industrial District.

There were no updates or recommendations for Article II or Article III.

Articles IV, V, VI were discussed briefly:

Article IV – Working on adding uses for Special Use Permits. Still need standards. The committee discussed Section 275-24 C. Short Term Rentals. If a code is to be set in place, requirements need to be met, or the permit can be revoked, also if there are any complaints or rules broken. It will also not be renewed if the home does not pass inspection.

There was discussion about "Tiny Houses" which could fall under the Accessory Dwelling Units code. The committee would rather see an addition to the house to prevent a separate dwelling that they could possibly rent out after in-laws pass etc. ex. In-law suite, attached family dwelling.

Article V - Minimal to no changes to V and VI as they have all been updated.

Article VI – Will be removing 275-36 D. regarding parking, as the committee feels that it does not apply to the Village.

NEXT STEPS

Discussing the next Public Workshop and upcoming events.

NEXT MEETING

Monday September 9th, 2024 at 2 P.M.

Respectfully Submitted,
Aimee Doser, Office Clerk

