

**MINUTES:** Zoning Advisory Committee

**DATE:** October 7, 2024

**TIME:** 02:00 PM

## **Meeting #10**

### **IN ATTENDANCE**

From MRB: Shaun Logue, Matt Horn. Village Manager: Shari Pearce. Office Clerk: Aimee Doser.

### **BOARD**

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

### **MEETING AGENDA**

1. Welcome & Reminders
  - a) Fall Newsletter
  - b) September 9th Meeting Minutes Recap
  - c) Project Schedule
2. Stakeholder Interviews
  - Updates & Common Themes
3. Draft Zoning Map
  - Updates
  - MUO & District Boundaries
4. Schedule I: Land Uses or Activities Table (Attachment 2)
  - Use & District Updates
5. Schedule II: Lot and Bulk Requirements Table (Attachment 3)
  - Final Updates
6. Draft Code Update: Articles I - VI
  - Latest Updates
  - Remaining Items
7. Articles VII – XIII (Remaining Articles)
  - Key Updates
  - Comments
8. General Discussion & Next Steps
  - a) Committee Meeting #11
  - b) Public Workshop Event #2 - November 14th
  - c) *Homework!!*

## DISCUSSION

Shaun Logue (MRB) stated that the second Public Workshop, which is scheduled to take place on Thursday November 14<sup>th</sup>, is going to be advertised in the newsletter, which will be mailed out to every resident and posted on the Village website. Workshop #1 was to show why the code is being updated, what the current codes are, and to gather ideas. Workshop #2 will be what is being produced.

Shaun Logue stated that he met with Tanya from Highland Planning, and she suggested a Power Point presentation, but since it is an open house format he is unsure if that will work.

Office Clerk Aimee Doser suggested doing a slide show of the Power Point presentation so it will continuously run, and the information will keep repeating for those that come in later.

Shaun Logue said that Highland Planning is prepping an agenda, and he will pass this feedback along.

Committee member Kim Fay asked if Business owners are being invited. The answer was yes.

Committee member Laura Pettine asked if the stakeholders interviews have been done. The answer was yes.

Committee member Kim Fay stated that he would like the committee to have more control over what goes into the Village. He feels that some business owners just want to make money and do not care what the building looks like.

Draft Zoning map: Transitional Mixed Use (TMD) boundaries remain the same. Brought in more layers to be able to see more features. Mixed Use Overlay (MUO) is clearer.

Schedule I – Updated from last meetings comments. Article III was updated to identify these changes.

Schedule II – The only change was regarding the minimum lot area for the Industrial District, it was set to 10,000 square feet.

Articles I-VI: Editors notes were fixed/added. Page 61 was reviewed, and site plan review questions were discussed, specifically finalizing standards for D-H, and reviewing other codes that work well but are tailored to our Village. From page 66, B was updated regarding off-street parking, left up to realistic demand depending on application. G was discussed, Matt Horn (MRB) suggested we word as “Only used for conducting business” so it is not just advertising. Rob Reimer said it should say “Registered and Operable Vehicle” as he feels no license plate is just an advertising billboard. It was discussed to also change the word “Automobiles” to “Vehicles” in this code. Page 74 Section D – Shaun Logue stated he will review this section with Code Enforcement Officer Mark Mazzucco. Village Manager Shari Pearce stated that businesses want small electric signs in their windows, but they are not allowed in the current code. Matt Horn (MRB) said that we can allow it by district if preferred.

Dave Wright stated that he doesn’t see the need for businesses to have scrolling signs on all night once the business has closed for the day, as it can be a distraction when driving.

Articles VII -XIII: Not many changes, more administrative.

Page 3 Section B – Will change Limited Commercial to Transitional Mixed Use and put tighter language together.

## NEXT STEPS

Meeting with the Zoning Board, workshop style.

## NEXT MEETING

Monday November 4th, 2024, at 2 P.M.

Respectfully Submitted,

Aimee Doser, Office Clerk