

TOWN OF WARREN
PLANNING & ZONING COMMISSION
Regular Meeting Minutes
Tuesday, May 9, 2017 - 7:30 pm
Warren Town Hall, 50 Cemetery Road

Commissioners PRESENT were Chairman Bob Bolte, Robyn Kasler, Susie Bates, Howard Lethbridge, Vice Chairman Chris Brodhead, and John Miller. Not present were Kelly Tobin, Alternate Brian Coyle and Alternate Darin Willenbrock. Others present were Stacey Sefcik, CZET, and Richelle Hodza, Recording Secretary.

Chairman Bolte called the meeting to ORDER at 7:31 p.m. No alternates were seated.

Chairman Bolte announced the OPPORTUNITY FOR PUBLIC COMMENT. No one from the public was in attendance.

Mr. Brodhead made a MOTION to APPROVE THE MINUTES of the April 11, 2017 Regular Meeting. Ms. Bates SECONDED; the MOTION CARRIED unanimously.

No OLD BUSINESS remained before the Commission.

NEW BUSINESS was introduced.

No CORRESPONDENCE was received.

Ms. Sefcik distributed her ZONING ENFORCEMENT OFFICER'S REPORT covering the period April 12 to May 9, 2017. She explained the issue of whether or not the removal of handicapped parking at the B&B located at 11 Cornwall Road, the former Rooster Tail Inn, was in violation of the parking regulations for Bed & Breakfasts, and whether or not that handicapped space must be paved to comply with 20.2.5 of Zoning Regulations. The ambiguity of the regulations, their self-contradictory language, complicated by their incongruity with Building Code, makes it impossible for Ms. Sefcik to issue a Zoning Compliance Certificate. Ms. Sefcik was to consult the Building Official for what is required for B&Bs. No further action was taken. Ms. Sefcik reviewed other items in her report stating that at least two properties were brought into compliance and could be taken off the list of violations, namely one on Strawberry Ridge Road (Map 8, Lot 2) and another at 34 Curtis Road. Ms. Bates made a MOTION to ACCEPT the report; Mr. Brodhead SECONDED. The motion CARRIED.

Chairman Bolte opened the discussion of OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION regarding possible Zoning Text Amendments related to Contractor Shop & Storage, Bed & Breakfasts, Inns, etc., Accessory Apartments, Driveway Width, Definition of Farm, Fencing, Merging Sections 22 & 33 Pertaining to Special Exceptions, Fixing Incorrect & Unclear References, and Renumbering Sections and Subsections.)

Discussion centered around the subject of Contractor Shop & Storage. Ms. Sefcik had identified a significant number of locations throughout the Town that appear to have operations akin to contractor shops with on-site storage of everything from building materials, to heavy machinery.

The activities of these apparent business- or business-like concerns range from discreet to obtrusive. Many of these concerns are not registered with the Town and are not paying taxes on vehicles and equipment. The lack of parity with those legitimate contractor shop and storage businesses, which have registered, pay appropriate taxes, and continue to abide by Town ordinances and regulations, makes the subject contentious. At the same time, because of their number, as well as the differences in the size and degree of these operations, tackling the problem requires a considered approach. Commission members were leery of sweeping moves, or suddenly enforcing compliance. They were equally hesitant to amend the Zoning Regulations, which had been revealed to be dogged by intractable language. Mr. Brodhead suggested revisiting the Zoning Regulations that existed prior to 2012. Some Commissioners recalled those Regulations and wanted to compare them to what was before them now. Mr. Lethbridge made a MOTION to review the Regulations that existed BEFORE the May 2012 revision. Mr. Brodhead SECONDED, the MOTION carried UNANIMOUSLY.

Mr. Lethbridge made a MOTION to ADJOURN at 8:30 p.m. Ms. Kasler SECONDED; the motion CARRIED. The next regular meeting of the Planning & Zoning Commission is Tuesday, June 13, 2017 at 7:30 p.m. in the lower level meeting room of the Warren Town Hall.

Respectfully submitted,



Richelle Hodza