

## **Minutes of the Zoning Commission of the Town of Caroline Meeting on Tuesday, March 29, 2022**

The meeting was called to order at 7:37 p.m. by Jean McPheeters.

### Attendees:

Zoning Commission Members: Michele Brown, Ernie Bayles, Barbara Knuth, Bruce Murray, Bill Podulka, Jean McPheeters, Tim Murray (Town Board Liaison)

Others: Town Supervisor Mark Witmer

Excused: Val Warke

Attendees: There were approximately 10 people on Zoom and 4 people attending at Town Hall.

- 1) Privilege of the Floor: Opportunity to bring forward matters of concern.  
Peter Hoyt of Creamery Road spoke in favor of having new people (2 or 3) appointed to the Zoning Commission. He suggested that they be farmers or entrepreneurs. He also said there is no need for the Zoning Commission to move rapidly. He asked that the ZC discuss this and ask the town board to appoint a few new people.
- 2) Approval of Minutes of the March 22, 2022 meeting (Brown, Murray) Approved unanimously with the note about adding the sound limitation to the windmills regulation. Jean will correct that. We also will be using the terminology of Small Wind Generating Systems (SWGS) for these home windmills.
- 3) Town Council Report: Tim Murray reported that the second of 3 public listening meeting was held by the Town Council on Saturday, March 26 at Town Hall and was both in person and on zoom. The audio of that meeting is on the Town Council's page under Documents on the Town Website. The third meeting will be held on April 2 at the Brooktondale Fire Hall and will be in person only. Councilman Murray noted that there were concerns about a possible inability for landowners to build homes for their children on their land. Jean said she would reach out the person.
  - a. We noted that it is the ZC's intention that any parcel of land could be split into at least two parcels. We pointed out the paragraphs on p. 87 of the first draft and we also discussed lot line adjustments, which does require subdivision rules.
- 4) Committee A report: Article III

Bill Podulka and Michele Brown continued with the report from Committee A on the use tables. We finished the discussions about veterinary facilities, and then began work on the dimension requirements by district. We will post this updated use table when we finish Article III and post date(s) for a public meeting(s) on the second draft.

There are many small lots in the Town of Caroline—many below one acre in size. After much discussion we agreed that rather than limiting a building lot to a minimum of once acre, which is generally what is required to have a septic system and a well according to the County Health Department, we would say that building is allowed in any lot that can get approval from the County Health Department for the required septic system and well. Ernie Bayles explained to us that the county will design the system and layout on a lot that is at least one acre; however, the owner can hire someone to design the system (i.e. a package plant that may not require as much acreage, but the county won't pay for that.

We worked through several more rows of Section 3.2

We ended the meeting by reminding everyone that our April meetings will be on April 14 and 26. We did not schedule the public information meeting yet, but hope to very soon.

The meeting was adjourned at 9:15.

Respectfully submitted,

Jean McPheeters

DRAFT