

**Minutes of the Zoning Commission of the Town of Caroline
Meeting on Tuesday, July 26, 2022**

The meeting was called to order at 7:17 p.m. by Jean McPheeters, chair.

Attendees:

Zoning Commission Members: Ernie Bayles, Michele Brown, Barbara Knuth, Bruce Murray, Bill Podulka, Jean McPheeters; Council Member Tim Murray, liaison to the Zoning Commission

Others: Town Supervisor Mark Witmer, consultant Nan Stolzenburg

Privilege of the Floor: No speakers

1. Approval of Minutes of the July 19, 2022 meeting: (Brown, Knuth) unanimous.
2. Town Council Report: Councilman Murray reported that the town council passed the new law that allows some town officials to live anywhere in Tompkins and adjacent counties. Also, he reported that the town council is making progress on hiring a new code officer.
3. We had a discussion about the problems we have encountered with trying to use the new Google doc and not being able to see the changes that Nan had made based on what we had done in the 2nd draft of Articles I through IV as well as discussions we have had to this point. Many thanks to Barbara Knuth who went through the Google document's Article VI and added the comments that had been made on the former document. We agreed to proceed by having Nan make notes as we went through Article VI tonight and she will make the changes in the Word document. We will then review that before any final approval. Jean will go back to Article V and transfer comments before we go back and do a final review of that section.
4. We reviewed all the comments made in Article VI through Section VI. 5.1 Home Occupations. There was discussion about several topics including materials, roofing, windows in business/commercial buildings, billboards, and more. We eliminated several sections, and had unanimous agreement on the majority of the changes. On several issues we voted (see Zoom recording). We will begin the next meeting with Article VI, Section 5.2.
5. Jean read her draft definition for hamlets and we agreed to consider including the hamlet of Caroline in the draft zoning law. Jean will send the street addresses of where the Hamlet of Caroline signs are located to Nan this week. Barbara asked that we review the map for that area including parcels and farmland. We will also discuss whether some or all of this area should be added to a commercial district.
6. We agreed to meet on Monday, August 1 and Tuesday, August 16 from 7:00 to 9:30 p.m. Jean will ask the members, Nan, Tim, and Mark about meeting times from August 29 through September 30.
7. The meeting was adjourned at 9:31 p.m.