

## Lima Planning Board

Minutes of December 16, 2020 Zoom Meeting Draft

The meeting was called to order by Chairman, George Gotcsik at 7:00 PM

All members except Ericka Grushow were present via Zoom. A copy of Local Law NO.1 of the year 2020 and a copy of the Livingston County Planning Board Comments had been previously provided. Comments from the Town of Lima Public Hearing on December 1, 2020 were referred to as appropriate during the meeting

Chairman Gotcsik volunteered to take minutes since a new Board Secretary had not yet been selected.

Sections of the proposed amendments to Chapter 250 Article III and Article IV of the Zoning Ordinance of the Town of Lima were addressed in order:

### Section 250-9 – Definitions

The Planning Board felt that the addition of equestrian supplies to this section is acceptable.

### Section 250-11 R – Permitted Uses With A Special Use Permit

- S The Planning Board feels that Firewood Production as written should not be added to Permitted Uses, but with changes could be added to Permitted with a Special Use Permit. Possible restrictions that would have to be considered for a Special Use Permit include acreage, set back, sources of material, noise and proximity to neighboring structures. The current proposed law does not identify any conditions to be considered for a special use permit.

The Planning Board offers to draft a definition of Firewood Production, appropriate site plan review and possible restrictions for the Town Board's consideration.

- A The Planning Board felt that the addition of breweries, distilleries and cideries to the already permitted use of wineries would be acceptable with a Special Use Permit. Again, a list of possible restrictions would be appropriate, especially regarding promotional events.
  
- B Farm equipment and incidental auto repair can be allowed in the Agricultural District, but dedicated vehicle repair that is not part of an agricultural operation should not be permitted in an Agricultural District. This proposed change is not supported by the Comprehensive Plan or the Agricultural and Farmland Protection Plan. Furthermore, the Planning Board feels that the acreage exists in Industrial and Commercial Zones to accommodate this type of business.
  
- C The Planning Board feels that allowing Welding/Fabrication in the Agricultural District with a Conditional Use Permit is too broad a proposal. This proposal is not supported by the Comprehensive Plan or the Agricultural and Farmland Protection Plan.

The Planning Board understands Hill Top Welding's desire to expand and offers to work with the owner to try to develop possible ways to allow this preexisting business to expand in Lima. Since this business is located on the Lima, Livonia border, that municipality will have to be included in any discussion.