Town of Rutland Planning Commission Meeting-MINUTES
785 Center Rd.
December 5, 2022 – 6:30 p.m.

Agenda:

1. Call meeting to order. PC Chair Leeser called the meeting to order.

2. Roll Call. Travis Leeser, Bruce Sime, Joe Conant, Nancy Nedveck(via Zoom) were present. Dale Arndt was absent. Dawn George, Derek Nedveck and Kim Sime were present as well. Others in attendance in person or via Zoom are on file.

3. Approval of the November 2022 meeting minutes.

Motion to approve by Sime and Second by Conant. Motion passed 4-0

4. Revised Petition 11912 for Dorothy Johnson Estate to separate existing farmstead from farm and create 2 additional residential lots. Proposed rezoning of 5.7 acres located south of 1403 Starr School Rd. DC Public Hearing on December 13, 2022.
   The revised petition is adding a 4th lot with the TDR from another parcel. Majid Allen spoke on this to explain situation. This is a sub standard parcel which is entitled a development right per 1978. The question is, if the parcel is unbuildable due to the wet land and not having 66 feet of road frontage, should there be a development right to transfer. According the County, the building right is different from the development right due to the density study. If the parcel cannot be built on, then there is nothing to transfer. The PC members need to research this further. Another concern the County had was on Lot #2. There is a Shed on this proposed Lot with no residence. County is concerned that a business could be run out of that shed without being Zoned Commercial. So the Town would need to Deed restrict that. Sime motioned to table this Petition till January meeting. Second by Conant. Motion Passed 4-0.

5. Revised Rezoning petition 11913 for David Norsman and Lisa Tway for property located at 1161 Hwy 14. The proposal is to rezone 2.756 acres from RR8 to HC (Heavy Commercial) for moderate environment-fitting cold

storage, warehouse business. DC Public Hearing is on December 13, 2022.
The Petition has been revised by removing single storage and changing the usage of the property. Conant motion to recommend the Town Board approve Petition #11913 as presented December 5, 2022 with the 30x80 and the 30x60 proposed storage units be permanent structures, with no Portable Storage Containers to be used on site plan. Second by Sime. Motion passed 3-0-1 Leeser Abstained.

6. Request from Chuck Kerns to add a lean-to to the second phase of the site plan for property located at Highway 14.
This is an amendment to the current site plan. Kerns would like to build a freestanding lean-to at the east end of existing 60x100 bldg, not attached. With open side to the South.
Sime motion to recommend the Town Board approve amendment on site plan as presented on December 5, 2022 with the addition of a 32x112 lean-to with keeping the existing Deed restrictions. Second by Conant. Leeser would like to amend the motion with include the lean-to open side facing the south. Sime and Conant ok with that amendment to the motion. Motion passed 4-0

7. Future meeting date.
January 2, 2023

8. Adjournment.
Motion to adjourn by Sime, Second by Conant. Motion passed 4-0