

Town of Wyoming
Planning & Zoning Commission
Minutes of April 12, 2016

Members Present: Doug Denison, Jonny Johnson, Tiffany Rife, Kelly Alstott

Absent: Dr. Phyllis Brooks Collins

Town Staff Present: Pam Haddick, Town Clerk

Town Council Members Present: none

Guests: Mike Marasco, Ernie Piazza, Greg Scott

The meeting was called to order at 7:30 p.m. by Mr. Denison

A motion to adopt the agenda was made by Mr. Johnson, seconded by Ms. Rife, and unanimously approved.

A motion to adopt the minutes of March 8 was made by Mr. Johnson, seconded by Ms. Rife, and unanimously approved.

New Business:

The Greens at Wyoming – Lot Line Adjustments

A motion to life this item from the table was made by **Ms. Rife**, seconded by **Mr. Johnson** and unanimously approved.

Greg Scott of Scott Engineering presented updated maps and explained the latest developments regarding an agreement to settle the lot-line dispute with the adjacent landowner. Mr. Scott stated that several unimproved lots along the rear border of the development will be adjusted so that they meet the town's requirements for minimum width and area. As a result, one lot will be eliminated and the remaining lots enlarged.

Mr. Scott informed the committee that the lot line dispute may be an ongoing legal issue, but this adjustment will allow the developer to continue operating while that process plays out over the span of what will likely be years.

A motion to recommend Council approval of this application was made by **Mr. Johnson**, seconded by **Ms. Rife** and unanimously approved.

Old Business:

Comprehensive Plan Amendment

The committee reviewed the updated amendment to the Comprehensive Plan, which was revised slightly by Linda Raab of UD IPA in light of comments received from the state following PLUS review. Because this was the first time the committee had seen the updated document, there was consensus to wait until the next meeting to take action on this item.

Mr. Marasco inquired about a specific parcel on Railroad Avenue that is zoned R-1, indicating to the committee that this parcel is presently in commercial use and has been for some time. After some discussion, the committee requested that Ms. Haddick conduct additional research regarding this parcel and determine if the present zoning may be a mapping error.

Ms. Haddick mentioned an interaction with a property owner on Meadow Avenue, who believed that a parcel currently zoned R-1 was supposed to have been rezoned CG at some point in the past. The committee directed Ms. Haddick to conduct additional research regarding this parcel.

In light of these and other concerns regarding the zoning and future use designations of specific parcels throughout town, **Mr. Denison** proposed that the committee make its final recommendation to Council on the final draft of the proposed amendment, then re-engage Linda Raab of UD IPA to meet with the committee and begin to discuss a second round of Comprehensive Plan clean-ups and revisions. This discussion would include new mixed-use zoning and future use designations in appropriate “gateway” areas of the town, as has previously been proposed.

Adjournment:

A motion to adjourn the meeting was made by Ms. Rife, seconded by Mr. Johnson, and unanimously approved. The meeting was adjourned 8:30 p.m.

Respectfully Submitted,
Doug Denison, Secretary