



Town of Wyoming
Special Meeting
Wyoming Municipal Building
November 13, 2017, 7:30 p.m.

CALL TO ORDER – Mayor Rife called the meeting to order at 8:05 p.m. (after conclusion of Public Hearing)

PLEDGE OF ALLEGIANCE – Mayor Rife

MOMENT OF SILENCE– Mayor Rife

ROLL CALL

Council Attending: Mayor, Dale Rife; Vice-Mayor, Doug Denison; Treasurer, Kyle Dixon; Secretary Jonny Johnson; and Councilperson Carlen Kenley

Solicitor Attending: Barrett Edwards

Staff attending: Laura Connor, Town Clerk

ADOPTION OF AGENDA

Mr. Denison moved with a second from Mr. Johnson to adopt the agenda as presented. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried.

PUBLIC HEARING ACTION ITEMS

- An Ordinance (41-17) adopting the Town of Wyoming 2017 Amendment to the 2011 Comprehensive Plan, which includes the following:
 - A change to the land use classification for a lot located on Center Street, TMP No. 7-20-09406-04-41.00, from Commercial to Residential on Map 7. Future Land Use 2017; and
 - An update to the Comprehensive Plan maps 8 and 9 to reflect the annexation of 12171 Willow Grove Rd, further identified as TMP No. 7-20-094.10-01-48.00, into the municipal boundaries of the Town of Wyoming.

Mr. Johnson moved with a second from Mr. Kenley to suspend the multiple reading requirement for the 2017 Amendment to the 2011 Comprehensive Plan. Mayor Rife, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. Mr. Denison Opposed. Motion carried with a 4-1 vote.

Mr. Denison moved with a second from Mr. Johnson to adopt Ordinance 41-17 An Ordinance Adopting the Town of Wyoming 2017 Amendment to the 2011 Comprehensive Plan.

Mr. Denison stated that he agreed with some regulatory actions and which will result in a better situation. He also stated that he is looking at the surrounding parcels and it does not make sense to have a Commercial parcel surrounded by Residential parcels and the schools. Mr. Denison pointed out that the Town Council provides the framework for the Town. His decision to waive against the multiple readings is to provide the public additional time to provide feedback.

Mayor Rife stated that the Commercial piece was a bus yard for several years with several things buried underground. She also stated that she does not think that anyone would like a shopping center or Dollar General on the parcel.

Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried with a 5-0 vote.

- An Ordinance (42-17) to Amend the Land Use and Development Code of the Town of Wyoming to eliminate multi-family dwellings as a permitted use in the Mixed Residential (R-2) Zoning District

Mr. Denison moved with a second from Mr. Dixon to adopt Ordinance 42-17 An Ordinance to Amend the Land Use and Development Code of the Town of Wyoming to Eliminate Multi-Family Dwellings as a Permitted Use in the Mixed Residential (R-2) Zoning District.

Mr. Edwards stated that this is one of the standards to follow to update the Land Use and Development Code and the Comprehensive Plan.

Mr. Denison stated that this is a good item for Planning & Zoning with revising the documents. He stated that it is a good understanding of character for the community and it supports the town charter. Mr. Denison indicated that there is no place for apartments, no matter what and that Planning & Zoning reviewed surrounding towns to make this recommendation.

Mr. Kenley stated that his reason for an Aye vote is because he agreed because he has lived in all three (3) types of housing and apartments have a purpose, but he likes having space.

Mr. Johnson stated that his reason for an Aye vote is because he feels it is a better fit in how we want the Town to grow and does not agree with apartments.

Mr. Dixon stated his reason for an Aye vote is because he feels that it does not fit in the Town's look.

Mr. Denison stated his reason for an Aye vote is because he does support the Land Use and Development Code in the sense that it lessens congestion, general welfare and the population.

Mayor Rife stated her reason for an Aye vote is because when residents own their homes and there are less renters there is more control on keeping property values up.

Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None Opposed. Motion carried with a 5-0 vote.

- An Ordinance (43-17) to Rezone a Lot on Center Street, TMP No. 7-20-09406-04-41.00, from the Zoning Classification of Commercial (C) to Mixed Residential (R-2) and the Amend the Town of Wyoming Zoning Map to Reflect this Change.

Mr. Johnson moved with a second from Mr. Kenley to adopt Ordinance 43-17 to Rezone a Lot on Center Street, TMP No. 7-20-09406-04-41.00, from the Zoning Classification of Commercial (C) to Mixed Residential (R-2) and the Amend the Town of Wyoming Zoning Map to Reflect this Change

Mr. Johnson stated that it is crazy to have a Commercial parcel in the middle of Residential.

Mr. Kinley stated that he agrees with uniformity and growth potential with keeping safety in mind.

Mr. Dixon and Mr. Denison had no comments.

Mayor Rife stated that she agrees with getting rid of Bed and Breakfasts

Mr. Kinley stated his reason for an Aye vote is his comments previously mentioned.

Mr. Johnson stated his reason for an Aye vote is his previous comments with the addition of the need for lower to medium density.

Mr. Dixon stated his reason for an Opposed vote is because he is for uniformity but not for an R2 zoning.

Mr. Denison stated his reason for an Opposed vote is because he does not support the R2 zoning intent of the Comprehensive Plan.

Mayor Rife stated her reason for an Aye vote is because of uniformity.

Mayor Rife, Mr. Johnson, Mr. Kenley, Aye. Mr. Denison, Mr. Dixon Opposed. Motion carried with a 3-2 vote.

- An Ordinance (44-17) to Rezone 105 N. Caesar Rodney Avenue from the Zoning Classification of Single-Family Residential (R-1) to Mixed Residential (R-2) and the Amend the Town of Wyoming Zoning Map to Reflect this Change.

Mr. Johnson moved with a second from Mr. Kinley to adopt Ordinance 44-17 to Rezone 105 N. Caesar Rodney Avenue from the Zoning Classification of Single-Family Residential (R-1) to Mixed Residential (R-2) and the Amend the Town of Wyoming Zoning Map to Reflect this Change

Mr. Kinley stated his reason for an Aye vote is to support townhomes on the street

Mr. Johnson stated his reason for an Aye vote is to have all of the properties the same and DiMondi will build something nice.

Mr. Dixon stated his reason for an Aye vote is that multi-family home would be nice.

Mr. Denison stated his reason for an Opposed vote is because it is not supportive of the character.

Mayor Rife stated her reason for an Aye vote is because of uniformity.

Mayor Rife, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. Mr. Denison, Opposed. Motion carried with a 4-1 vote.

- An Ordinance (45-17) to Rezone 207 N. Caesar Rodney Avenue from the Zoning Classification of Single-Family Residential (R-1) to Mixed Residential (R-2) and the Amend the Town of Wyoming Zoning Map to Reflect this Change.

Mr. Johnson moved with a second from Mr. Kinley to adopt Ordinance 45-17 to Rezone 207 N. Caesar Rodney Avenue from the Zoning Classification of Single-Family Residential (R-1) to Mixed Residential (R-2) and the Amend the Town of Wyoming Zoning Map to Reflect this Change

Mr. Denison asked if he could ask Mr. DiMondi questions and Mr. Paradee responded with the Public Hearing is closed. Mr. Edwards agreed with Mr. Paradee.

Mr. Kinley stated his reason for an Aye vote is for the same reasons as already stated.

Mr. Johnson stated his reason for an Aye vote is because it is crazy to have mixed use in that area.

Mr. Dixon stated his reason for an Aye vote is for the same reasons as already stated.

Mr. Denison stated his reason for an Opposed vote is because he does not support R2 zoning.

Mayor Rife stated an Aye vote with no other comments.

Mayor Rife, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. Mr. Denison, Opposed. Motion carried with a 4-1 vote.

- An Ordinance (46-17) to Rezone 211 N. Caesar Rodney Avenue from the Zoning Classification of Single-Family Residential (R-1) to Mixed Residential (R-2) and the Amend the Town of Wyoming Zoning Map to Reflect this Change.

Mr. Johnson moved with a second from Mr. Kinley to adopt Ordinance 46-17 to Rezone 211 N. Caesar Rodney Avenue from the Zoning Classification of Single-Family Residential (R-1) to Mixed Residential (R-2) and the Amend the Town of Wyoming Zoning Map to Reflect this Change

Mr. Kinley stated his reason for an Aye vote is for the same reasons as previously stated for consistency.

Mr. Johnson stated his reason for an Aye vote is because the character of the property.

Mr. Dixon stated his reason for an Aye vote is for the same reasons as previously stated.

Mr. Denison stated his reason for an Opposed vote is for the same reasons as previously stated.

Mayor Rife stated her reason for an Aye vote is to reflect the character.

Mayor Rife, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. Mr. Denison, Opposed. Motion carried with a 4-1 vote.

ADJOURN

Mr. Denison moved with a second by Mr. Johnson to adjourn the meeting. Mayor Rife, Mr. Denison, Mr. Dixon, Mr. Johnson, Mr. Kenley, Aye. None opposed. Motion carried.

The meeting adjourned at 8:30 p.m.

Laura Connor
Town Clerk