

Town of Romulus Planning Board  
July 11, 2016 Minutes

Roll Call

Tom Bouchard, Chair  
Bill Karlsen, Vice Chair  
Kate Sinicropi, Secretary  
Al Nivison  
Cindy Meckley  
Sue Ellen Balluff  
Mary Joslyn – Excused

Guests: Harriet Haynes, County Planning Board  
Diane Stevens, Poplar Beach Road Subdivision

Chair Tom Bouchard called the monthly meeting of the Town of Romulus Planning Board to order at 7:07 pm with the roll call, followed by the pledge of allegiance, followed by a moment of silence.

June 6, 2016 draft minutes were read followed by a motion by Sue Ellen Balluff, seconded by Kate Sinicropi to accept minutes as read. Motion carried.

**NEW BUSINESS:**

**Special Use Permit: Victor Weeks**

Harriet Haynes of the County Planning Department suggested forwarding this request to the Town Zoning Board of Appeals for a Special Use Variance. On June 29<sup>th</sup> Chair Bouchard, Supervisor Kaiser and Town Attorney Pat Morrell met and will be sending a letter to Mr. Weeks about no permit issued and noise ordinance concerns. Discussion on larger 3 day concert scheduled for end of July held. No letter sent yet. Sue Ellen Balluff made a motion, seconded Bill Karlsen to return the Special Use Permit application as it does not meet any allowed uses. Motion Unanimously carried. Chair Bouchard said Supervisor Kaiser and Chad Haviland from County Code Department to meet about this and Zombie Homes in our

township. Harriet Haynes mentioned Article 4 1-B in use table not allowed would apply and will forward language.

### **Diane Stevens subdivision**

Diane Stevens of 6195 Poplar Beach Road has a 1.27 acre lot and wishes to subdivide her property. This needs a ZBA area variance to sell off lot. No action taken. Harriet Haynes now aware of wishes and will work with her.

### **Greg Brown permit**

Greg Brown, former Depot Businessman wants an agriculture permit for his business. We are replying NO as area is zoned Industrial/Warehouse area.

There was zoning discussion with Harriet Haynes who noted all variances issued need to be amended to current active zoning map when adopted. So all know what is allowed. Current maps of depot and entire town adopted Jan. 2015 and Feb. 2014. Further discussion on zoning maps exposed an error in Lakeshore Landing being Agricultural instead of Lakeshore Residential, as it should be.

### **BBQ Restaurant**

Discussion on BBQ Restaurant run by Carrie Budkley possibly opened in Willard Hamlet without any use permit. Harriet Haynes recommended adding a sunset clause of 12 to 18 months for non-conforming use permits so new businesses come to town for permit before opening long closed businesses.

### **Former Depot Property**

Former Depot Property sale discussed and new owners eagerness to open CR 135 across land and possible changes to residential zoning maps in future.

### **Comprehensive Plan Update**

Towns upcoming comprehensive Plan update discussed with new tiny homes and Mother in-law type apartments and cottages to be incorporated.

Next meeting scheduled for August 1, 2016 is cancelled and our next meeting to be September 19, 2016.

Motion: Cindy Meckley to adjourn; seconded by Sue Ellen Balluff. Motion carried.  
Meeting adjourned at 8:15 pm.

Respectfully submitted,

William G. Karlsen