

TOWN OF CAMPBELL  
PLANNING AND ZONING COMMISSION  
JANUARY 7, 2014

PRESENT:

Mitch Brohmer	Pat Post	Town Office Assistant Cassandra Hanan
Jacob Burch	Helen Vitale	Town Board Supervisor David La Fond
Steve Hockenbery	Joe Weitekamp	Town Board Supervisor David Wilder
Scott Johnson		

Chairperson Pat Post called the meeting to order and asked for approval of the minutes of the November 5, 2013 commission meeting. There was no commission meeting in December, 2013.

Joe Weitekamp moved the minutes be approved as presented. Jacob Burch seconded the motion and the motion passed unanimously.

There was one item on the Public Hearing portion of the meeting. Jerold King, 1513 La Crescent Street, presented Petition #1-2014 asking to rezone parcel #4-1564-3 and parcel #4-1554-0 from Rural Residential District to the Residential "B" District for the purpose of constructing seven (7) twin homes.

Chairperson Post asked Mr. King to explain his project. He represented himself and explained the layout of the project, using a large map to illustrate his intentions.

The chairperson asked the meeting be opened for public discussion. Scott Johnson moved the meeting be so opened. Mitch Brohmer seconded the motion. The motion passed unanimously.

Several area residents appeared to ask that the petition for rezoning be denied. While expressed in various ways, the objections fell into a few basic categories.

One main category of objection was inadequate drainage that would direct water run-off from additional hard surfaces into adjoining properties and streets, possibly flooding basements. Another objection was the increased vehicular traffic with no sidewalks along narrow streets to provide for safe pedestrian traffic. Also expressed was concern for the effect multiple dwellings might have on the existing individual wells and the ability of the existing sewer system to handle several more homes. There appeared to be no opposition to building owner occupied single family homes on the property.

Residents speaking against the rezoning were:

Dennis Benson	2909 Pierce Avenue	Jackie Kakuska	2917 Pierce Avenue
Jason Devine	724 Richmond Street	David La Fond	3115 Howry Street
Tom Dunn	806 Richmond Street	Barbara Lanzel	2905 Pierce Avenue
Kathryn Grungeon	724 Richmond Street	William Lanzel	2905 Pierce Avenue
Lynn Hockenbery	2904 Pierce Avenue	Dorwin Lord	901 Lakeview Drive
Wayne J. Hood, Jr.	2909 N. Bayshore Drive	Jerry Schwartz	811 Richmond Street

When Chairperson Post asked if anyone wanted to speak in favor of rezoning, no one responded.

Since there were no further comments, the chairperson called for a motion to close public hearing. Scott Johnson moved we close the public hearing. Mitch Brohmer seconded the motion. There was no discussion and the motion passed unanimously. The chairperson asked for a motion on the petition.

Steve Hockenbery moved we deny petition #1-2014 to rezone parcel #4-1564-3 and parcel #4-1554-0 from Rural Residential District to the Residential "B" District for the purpose of constructing seven (7) twin homes. Mitch Brohmer seconded the motion. There was no further discussion on the petition. The motion to deny the petition passed unanimously.

The Old Business on the agenda was a discussion regarding Chapter 17 of the Code of Ordinances of the Town of Campbell. The item was put on the agenda to update the requirements for and restrictions on detached accessory buildings built on the various size lots in the town. The Board of Adjustment had reported that most of the requests for variances were for garages larger than the ones now permitted.

Cassie Hanan prepared an extensive comparative list of the requirements for accessory buildings in surrounding municipalities similar in size to Campbell. The specifications included lot size, number of buildings allowed, size of the buildings, and setbacks.

After a lengthy discussion, Scott Johnson moved 1) to give the office staff the authority to draft an amendment to the zoning ordinance to delete references to restrictions on non-conforming structures and uses; 2) to authorize the office staff to look into the option of creating two single family residential districts, one with smaller setbacks and smaller lot sizes; 3) to authorize the office staff to explore the possibility of reducing the lot size from 20,000 square feet to 10,000 square feet in the Rural Residential District.

Steve Hockenbery seconded the motion. There was no further discussion and the motion passed unanimously.

Scott Johnson moved the meeting be adjourned. Steve Hockenbery seconded the motion. The motion passed unanimously.

These minutes have not been approved.

Helen Vitale