**Town of Lake Santeetlah**

**Public Hearing Minutes (Zoom)**

**November 4, 2021**

Mayor Hager called the meeting to order at 10:00AM. Councilmembers Haag, Simon, and Carlton were present for the meeting. Town Administrator Matheson, Town Clerk Hooper and Attorney Justus were also present for the meeting. Councilmember Predmore joined the meeting at 10:15.

**Old Business:**

1. **Discussion of the Proposed Zoning Ordinance, Map and Application Forms**:

**Zoning Text:**

Mayor Hager opened the Public Hearing for further consideration of amendments to the Zoning Ordinance. When the meeting was continued due to technical difficulties resident Susan Robinson was sharing her comment. Hager asked if Robinson was available for public comment. Robinson was not available.

**Tina Emerson:** asked the Council to consider holding meetings in the afternoon or on weekends to allow for more public involvement.

**Zoning Map:**

Hager asked for Public Comment.

**Jack Minksi:** asked if the proposed map presented in changes in Lakeside.

Craig Justus said Lakeside is Zoned Commercial under the new Ordinance.

**Jack Gross:** stated that the proposed map contains several errors of Town owned property,

Gross explained the map was not available prior to the workshop.

Examples of the mistakes include the area near Anderson, McNally residents that have drawing in blue representing Town owned property is not owned by the Town.

There are other areas that the Town does owned that are not colored blue according to Gross.

Roger Carlton clarified that the three homes near Town Hall that were zoned commercial were by request of the homeowner.

Craig Justus pointed out that a comment had been made that there were mistakes on the map.

**Tina Emerson:** asked if there was a previous map that the updated map could be compared to.

Justus explained that Governmental services was not listed as a service in the previous map.

Gross stated that the map should go back to the Planning Board for review. No decision should be made today.

Justus explained that the Board can make a decision following the hearing today. The meeting was properly noticed and by law

No further comments on the map.

Hager closed the public comment for the Zoning Map.

Roger Carlton made a motion to adopt the Ordinance with changes noted in the work session edits as follows:

Page 5. Density (reference - dictionary definition will be used)

Page 10. Nonconforming situation. The word density would reference (dictionary definition)

Page 13. Rehabilitation center/facility definition: Change the wording, mentally retarded to developmentally disabled.

Page 18-23. Permitted Use Table: There are 11, “P’s” that are crossed out in the table. In the final version those P’s will be removed. The cross out is hard to discern.

Page 22. Permitted Use Table: In the bottom line single family residential will be removed.

Page 24. In the setback distance chart add: Unless waived in writing by the Town Council and go across with the 35’ in red to be consistent on that line.

Page 29. Item (8)(iii) eliminate the phrase: an increase in intensity of use. Justus disagreed and feels this phrase should be left in.

Page 31. The redlined would be clarified by adding (after Public Hearing) after the word discretion.

Page 34. Update the parking size from 10x22ft. to 9x18ft.

Page 50. Section 1502.02 Add a sentence that states. Alternate members shall only vote when they sit in a vacant seat.

The motion given includes the approval of the Zoning Certificate of Compliance.

Predmore seconded. All others approved. The motion passed unanimously.

The adopted Zoning Ordinance is effective immediately after adoption.

Diana Simon asked if Matheson would display the Zoning Map. Simon asked if a narrow strip on Sequoyah Trail was Town owned. This property is owned by Dean Davidson.

Mayor Hager asked for a motion to approve Ordinance 21-03 Town of Lake Santeetlah Official Zoning Map.

Predmore made a motion to approve. Carlton seconded. All others approved. The motion passed unanimously.

Announcements: Next Tuesday November 9 the Town Board of Adjustments will have a continued hearing of the Santeetlah Lakeside Condo project.

The Town Council meeting is November 18, 2021 at 10:00AM. The continued hearing for one way streets is scheduled during this meeting.

Predmore made a motion to adjourn, Carlton seconded. All others approved. The motion passed unanimously. The meeting was adjourned at 10:44AM.

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Jim Hager, Mayor Emily Hooper, Town Clerk