



Village of Stockbridge
PLANNING COMMISSION
FEBRUARY 06, 2025
UNAPPROVED MEETING MINUTES
118 N. Center Street ~ 517 - 851 - 7435

Meeting called to order at: 6:35 p.m.

Roll Call, of P.C. Present: Commissioner James Johnson, Commissioner Jennifer Conant, and Commissioner Daryl Anderson P.C. Chair

Absent: Vice Chair Commissioner Laura Loomis, Commissioner Amy Good

Also present were P.C. Attorney John Gormley, Katrina Griffen Zoning Administrator and Maya Baker Planner from McKenna

Approval of February 06, 2025, Agenda

- Motion to approve agenda of February 06, 2025, by Commissioner Jennifer Conant second by Commissioner James Johnson. Discussion: No further discussion. Voice vote all in favor of approving the signify by saying aye those opposed signify by saying nay. Motion carried

Approval of Minutes from P.C. Meeting held on January 09, 2025

- Motion to approve minutes of January 09, 2025, by Commissioner Jennifer Conant second by Commissioner James Johnson. Discussion: No Discussion Motion to approve minutes by Commissioner Jennifer Conant second Commissioner James Johnson. Voice vote all in favor of approving the minutes of January 09, 2025, P.C. meeting signify by saying aye those opposed signify by saying nay. Motion carried

PUBLIC COMMENT

- The Chair opened to meeting to Public Comment there was no public comment there wasn't any public present.

NEW BUSINESS

- Discussion on how the Townhall meeting went . See attached minutes and if you want, we can very briefly display the Townhall presentation.
 - I. Maya commented that the town hall meeting was informative, and no public concerns were noted.
 - II. The town hall meeting was attended by three people from the public, and no concerns were raised.

- Review the table of uses and schedule of regulations Zonning ordinance .
 - I. Discussion ensued regarding the P.C. review of McKenna presented table of uses and schedule of regulations Zonning ordinance .
 - II. Property maintenance is an enforcement issue, and facade requirements in zoning ordinances need updating.

Next Steps

Discussion Points

1. Zoning is not about property cleanliness; it's about use. Property maintenance issues are enforcement issues.
 - Discussion on the Uniform Property Maintenance Code.
- Facade requirements in zoning ordinances need updating, especially for historic storefronts.
 - DDA has a facade program matching a certain percent of facade improvement costs.

Signage and Abandoned Signs

Conclusion

Abandoned signs will be addressed in the signage update.

Next Steps

[] Add language to the signage update to address abandoned signs. -- *[Maya]*

Discussion Points

1. Abandoned signs should be addressed in the sign ordinance.

6. Ordinance Draft Review Schedule

Conclusion

The schedule for ordinance draft reviews was accepted.

Next Steps

[] Review ordinance drafts in four scheduled meetings. -- *[Plan Commissioners]* 2025-06

Discussion Points

1. A schedule for reviewing ordinance drafts was proposed, with four review meetings planned.

7. Planned Unit Developments (PUDs)

Conclusion

PUDs provide flexibility in zoning and can be applied in any district, though they are not currently mapped.

Discussion Points

1. PUDs offer flexibility in zoning and can be applied in any zoning district.
2. PUDs are not currently on the map but are included in the ordinance.

8. Zoning District Distinctions

Conclusion

A clearer distinction between C2 and C3 districts is needed, and the minimum lot size in C3 should be increased to one acre.

Discussion Points

1. There should be a better distinction between C2 and C3 districts.
2. Changing the minimum lot size in C3 to one acre is recommended.

9. Duplex Regulations

Conclusion

Duplexes need regulation to prevent unauthorized conversions, and they are currently only allowed in R3 districts.

Discussion Points

1. Duplexes should be regulated to prevent unauthorized conversions.
2. Duplexes are currently only allowed in R3 districts.

10. Accessory Dwelling Units (ADUs)

Conclusion

There is a demand for ADUs, but specific regulations are needed to prevent misuse.

Discussion Points

1. There is a demand for ADUs, but regulations are needed to prevent misuse.

11. Bathrooms in Pole Barns

Conclusion

Bathrooms in pole barns should be allowed if they comply with building codes.

Discussion Points

1. Bathrooms in pole barns should be allowed if they meet building codes.

12. Zoning for Duplexes

Conclusion

Duplexes can be allowed in R1 zones with special use permits and certain conditions.

Discussion Points

1. Duplexes should be allowed in R1 zones under special use conditions, especially along major thoroughfares.
 - Transitioning from businesses to municipal parking lots.
 - Town lacks enough living facilities.
- Duplex conversions should have a cap on percentage limits and require adequate parking and infrastructure support.
- Owner-occupied duplexes should be required to maintain property standards.

13. Special Land Use and Zoning

Conclusion

Special land use permits should be considered for flexible mixed-use areas, with attention to enforcement challenges.

Discussion Points

1. Special land use is common and should be considered for areas like R2 with flexible mixed use.
 - PUDs can include commercial and residential uses.
- There are enforcement challenges with homes being converted without proper permits.

14. Child and Adult Care Facilities

Conclusion

Child and adult care facilities should follow specific permitting requirements.

Discussion Points

1. Childcare and adult foster homes have specific requirements and should be permitted by right under certain conditions.
 - o Six people in an adult foster care home without a permit.

15. Commercial and Industrial Zoning Differences

Conclusion

Review and clarify zoning differences between commercial and industrial areas.

Discussion Points

1. There are minimal differences between commercial and industrial zoning, with gas stations being a notable exception.

16. Maker Space and Artisan Production

Conclusion

Maker spaces can be categorized with artisan production facilities.

Discussion Points

1. Maker spaces should be considered similar to artisan production facilities.
 - o Example of a glass maker in Williamsville.

17. Solar and Wind Energy Regulations

Conclusion

Solar and wind energy installations require additional standards for medium and large-scale projects.

Discussion Points

1. Permitted with additional standards, especially for medium and large-scale installations.

18. Wireless Communication Facilities

Conclusion

Wireless communication facilities need clear definitions and standards.

Discussion Points

1. State law requires allowing antennas on houses, but larger structures should be restricted to industrial areas.

19. Building Height Restrictions

Conclusion

Consider aligning industrial building height limits with downtown limits.

Discussion Points

1. Industrial height limits should be consistent with downtown limits.
 - o Current limit is 35 feet in M1 and 45 feet in downtown.

20. Lot Size and Setback Requirements

Conclusion

Reevaluate lot size and setback requirements to balance housing opportunities and neighborhood character.

Discussion Points

1. Allowing smaller lots can increase housing opportunities, but setbacks should be reconsidered.

21. Setbacks in the Central Business District (CBD)

Conclusion

Consideration should be given to implementing setbacks in unoccupied areas of the CBD.

Discussion Points

1. Setbacks should be considered for areas in the CBD that are not occupied by existing structures.
2. The zero-foot minimum setback is specifically for structures in the CBD overlay.
3. The CBD currently has no setbacks because buildings were historically built corner to corner.
 - o Buildings were built during the horse and buggy era with no parking considerations.

22. Rezoning Residential Areas for Business Use

Conclusion

Rezoning should focus on transitioning residential areas to local business districts rather than expanding the CBD.

Discussion Points

1. Rezoning residential areas on main corridors for business use could be beneficial.
 - Tourist towns often have houses turned into businesses on main streets.
- Rezoning should be done to a local business district rather than expanding the CBD.
 - CBD has no side yard setbacks and no parking requirements.

23. Updating the Zoning Map

Conclusion

The zoning map should be reviewed and updated if necessary.

Next Steps

[] Review and potentially update the zoning map to reflect recent changes.

Discussion Points

1. The zoning map may need to be updated to reflect recent changes.
 - The map on file is from 2022 and may not show recent changes.

AI Suggestion

AI has identified the following issues that were not concluded in the meeting or lack clear action items; please pay attention:

1. Further discussion is needed on the enforcement of property maintenance codes and the role of the planning commission in this area to ensure compliance and effective oversight.
2. Clarify the specifics of the facade improvement program, including design standards and the agreement terms, to ensure stakeholders have a clear understanding of the program's requirements and benefits.
3. Ensure the ordinance draft review schedule is adhered to and address any potential delays in the review process to prevent setbacks in policy implementation.
4. The lack of clear distinctions between C2 and C3 districts could lead to zoning issues; this needs to be addressed to prevent future complications and ensure proper land use management.
5. Develop specific standards for solar and wind energy installations, and wireless communication facilities to provide clear guidelines and promote sustainable development.

UNFINISHED BUSINESS

1. Tabled: Laura and Jill presentation of what task information are to be gathered first and so on related to capital outlay plan.
2. Tabled: Start work on 6-year Capital Outlay plan

PUBLIC COMMENT

- The Chair opened to meeting to Public Comment there was no public comment there wasn't any public present.

P.C. COMMENTS CONCERNS OR SUGGESTIONS

- **None Voiced**

ADJOURN

- Motion to adjourn by Jennifer Conant, second by James Johnson Voice vote all in favor of approving the signify by saying aye those opposed signify by saying nay. Motion carried

NEXT MEETING

- a. Next regular meeting will be March 06,2025.