

**TOWN OF ULYSSES
STEERING COMMITTEE FOR ZONING UPDATES
MEETING MINUTES
Thursday, 03/02/2017**

Approved: April 6, 2017

Call to Order: 7:00 p.m.

Present: Chair Liz Thomas and Committee members Michael Boggs, Rod Hawkes, Darby Kiley, Sue Ritter, and George Tselekis.

Public in Attendance: Krys Cail of the Agricultural Committee and Rudy Nunez of Howl Studios.

Agenda Review and Minutes Review (02/02/2017)

Mr. Tselekis MADE the MOTION to accept the amended meeting minutes for February 2, 2017, and Mr. Hawkes SECONDED the MOTION. The motion was unanimously carried, 6-0.

Mr. Tselekis began by presenting an idea for an overlay zone for the Office and Technology Mixed Use area in the Town's southeast portion along the Route 96 corridor. Under the proposal, Office and Technology Mixed Use uses would be permitted in an overlay area in the vicinity of Krums Corners.

Ms. Thomas noted there are some empty buildings in Town that were once businesses that have since folded. These now-vacant buildings were once classified as non-conforming uses and today cannot be used for business. Should there be an exception made for these existing buildings to remain as non-conforming uses? This spurred a group discussion of Town development districts, with Ms. Kiley providing a brief background: most of the Town's development districts date back to a time when there was mainly a residential zoning district, with some business districts. Development districts were a means to allow businesses but have very strict parameters, all but limiting the development district to a specific use – for instance, the area of the former Barangus can only be a bar; the former Podunk Ski Shop may only operate as a ski shop, she said. The former mini-golf site on Route 96 – now currently the Lakshmi Yoga School – was also a development district. Ms. Thomas referenced the development district for Dodge's Repair, which is currently out of compliance. However, the development district language gives the Town little legal authority to order Dodge's into compliance. Design standards can be written into the Office and Technology Mixed Use (OTMU) area, she said. Ms. Thomas pitched an idea for the Committee to do an inventory of shuttered business buildings located in zones that currently prohibit business.

At this time, the Committee reviewed a draft list of uses in the OTMU area. Following a lengthy discussion, the Committee reached consensus to retain several aspects of the document as written, but with the following changes: add Agriculture to Light Industrial; delete "Extractive Industry" from Light Industrial District; delete "Off-premises Signs" from Light Industrial

District; delete “Public Utilities, Substations” from OTMU Uses; delete “Temporary Buildings” from Light Industrial District; delete the word “Wholesale” from “Wholesale Distribution Centers” and retain “Distribution Centers” for the Light Industrial District.

Several other uses would need to be re-addressed, including “Light Industry” and “Communication Towers”, an updated list associated with “Retail Services”, and possible design guidelines for storage facilities.

Mr. Nunez said he attended the evening meeting to get a sense of the ongoing zoning discussion. From his view, he said it appears the Town is expanding business uses, not limiting them. So far, he likes what he has heard.

Next, the Committee finalized its meeting schedule for the ensuing months. Consultants are expected to have a Jacksonville zoning document draft for review at the Committee’s next meeting on April 6. Meeting dates were also set for April 17, May 4, May 18, June 1 and June 22.

Ms. Thomas proposed forming liaison groups to meet and hear from stakeholder boards and committees associated with the zoning updates. The goal of the subset groups – to be comprised of no more than two members of the Steering Committee – would be to meet with participating boards and committees to get feedback on the zoning draft proposals. Steering Committee members reached a consensus to offer this to stakeholder groups as a means of open dialogue.

Mr. Hawkes MADE the MOTION to adjourn the meeting, and Ms. Ritter SECONDED the MOTION. The motion was unanimously carried.

Meeting adjourned at 8:24 p.m.

Respectfully submitted by Louis A. DiPietro II on March 8, 2017.