

**ITEM # 1:**

The meeting was called to order by Planning Board Chairman Kenneth Zittel at 7 p.m.

**ITEM #2: Roll Call**

**Present:**

Kenneth Zittel, Chairman  
George Donhauser  
Bruce Luno  
Joseph Edbauer  
James Jozwiak  
Julie Zybert

**Also Present:**

Darlene Schweikert  
Robyn Townsend, Student  
Alex Zeman, Student  
Robin Sion, ZBA (arrived 7:15)

**ITEM #3: Citizen Participation**

Robyn Townsend and Alex Zeman are students and here for a government project. There was nothing else for Citizen Participation.

**ITEM #4: Approval of Minutes**

a) December 6, 2011

Chairman Zittel asked for comments or questions regarding December's minutes. J. Jozwiak made the motion, seconded by J. Edbauer, to approve the minutes as presented. All in favor. Carried.

**ITEM #5: Code Changes - First Four on List**

1. **Farm Buildings.** Discussion about filing a permit and if a fee should be paid. Discussion about how other towns handle farm buildings. Eden charges \$.02 a square foot or a minimum fee of \$50. The members feel that since there should be inspections done by the CEO, there should be a fee charged. The CEO would then be checking safety issues and lot lines/fall zones for a silo, etc. Discussion ensued about lot lines for other building types. Also discussed what constitutes a farmer or farm building.

2. **Clarify Zoning Codes.** Is Agriculture allowed in C1, C2 or C? The members note that this is all set in the current Code. Agriculture is allowed in all 3 of those zones.

3. **Mining Permits/Junkyard Permits.** Include a penalty if not filed on time

and make due by January 31<sup>st</sup>. The members feel that these permits should be completely filled in and filed by January 31<sup>st</sup> and if not, then there should be a penalty of double the fee; making the amount due \$200. Chairman Zittel abstained from voting on this matter. Discussion about how many vehicles are allowed in each junkyard. The members believe that these amounts were set when the original permits were granted. Darlene will check to see what she can find on this. It was suggested that these permitted numbers should be noted on the renewal form.

4. **Minimum Lot Size.** Change back from 1.5 to 3 acres. Discussion about sizes of lots and setbacks and how the placement of septic and well is affected. If we had public water and sewer, the lot sizes could be smaller. Discussion about frontage requirements. It might be that two acres will be a better acreage amount.

**ITEM #6**      **Business from the Floor**

1) Darlene noted that she had received an email from Greg Waterman which he asked that I read into the Minutes.

“I have enjoyed the past 10 years or so, being on the Board I liked being up to date on what was going on in our town. It has been a great experience for me, and also it has been a lot of fun too. Darlene has always been a great secretary keeping us on the straight and narrow. I think Gary’s decision to have someone that can be at all the meetings is the best thing for the town. I enjoy my time away in the winter and it is better for my wife’s health. I hope to stop in from time to time to see how things are going. If I can ever be helpful in any way don’t hesitate to call me.” Greg

**ITEM#7:**      **Motion to Adjourn**

J. Zybert made the motion, seconded by J. Edbauer, to adjourn the meeting at 8 p.m. All in favor. Carried.

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Darlene G. Schweikert