

## Town of Perrysburg Planning/Zoning Board

Regular meeting- 2- 21- 24

Present: Jim Everetts, Tom Howard, and Lisa Towne,. Dave Heckman, code officer.

Guests: Dennis Parker, Randy LaChausse, Dan Stang, Ed & Sue Christopher, Kim Hedges, and Bill Cole.

- Jim Everetts opened the meeting at 7:00 pm.
- Reviewed minutes from Jan. 17, 2024 hearing. Rich approved minutes, and Tom seconded it.
- We received a letter from a Dalton Fries at Cattaraugus County which stated they are rescinding and wind decisions until the end of February when they meet again. They will expect New Leaf to redo their presentation. \*New Leaf needs County approval due to Peck Hill being the access road for any Met tower request. The County rescinded the request for mistakes made during New Leaf's presentation at the January hearing.
- Discussion over Tim Daniel's updated hearing on the campground request. Measurements and diagrams are presented to the board for review. Questions regarding campfire rings and number of sites were made. Questions about difference between a private camp area nearby and this type of camp area. Jim Everetts asked if there were questions three times, and Rich states that all measurements and details are appropriate. Tom motioned to approve the special permit, and Rich seconded. All members voted yes to approve. An official letter of permit approval will be

sent to Tim Daniels and filed with the Code officer, David Heckman.

- Discuss changes in accessory building heights. Current height is 12 feet. There are special height variances being requested, and it would be appropriate to change the height limit rather than continue having special variances for each occurrence. Dave states any building other than the living structure (home) is now considered an 'accessory'. There are larger and larger structures being requested. Board decided that we can upgrade the heights in certain zones. Dave to recommend and return to board for hearing.
- District zones recommended to shrink number from 11 to 6 per Dave Heckman. Idea is to keep zoning simple, as we are not likely to become a metropolis. There is limited commercial zoned property, so the town has limited opportunity for growth. Once this is completed, it will be sent to the Town Board for a hearing to be approved.
- Motion to adjourn by Rich and seconded by Tom. Jim adjourned meeting at 8:01.
- Next meeting will be April 17<sup>th</sup>, 2024.