

Joint Town/Village of Lima Planning Board Meeting

June 16, 2021

MEMBERS PRESENT:

George Gotcsik, Chairman; Andy Britton, Vice Chairman, Jacob Button, Wayne Childs, Ericka Elliott, Paul Osbourne, Doug Best.

GUESTS:

Frances Gotcsik , Historic Preservation Commission

OLD BUSINESS:

Jacob Button, made a motion, seconded by Paul Osbourne to approve the March 31, 2021 meeting minutes. The motion unanimously passed.

NEW BUSINESS:

Family Dollar Discussion

Historic Preservation Commission:

After excellent work by the Historic Preservation Commission (HPC), a meeting was held between the HPC and Empire Management Company

- Storefront Window will be added for Tenant B as originally request
- Painting instead of stripping the brick, allows the developer to save money and might better help the building soften and fit in with the surrounding buildings
- Color swatches were provided to Mr. Muraco of Empire Management Company and test colors will be painted on the building for discussion with the HPC for a final paint color in the future.

Parking lot:

- Waving of the parking lot code has allowed Empire Management Company to create a plan that allows for both Islands and plantings to help break up the parking lot.
- Bike racks will also be installed based on this plan.

Signage:

- Signage is put in by the tenant and Family Dollar has already called our Code Enforcement Officer to review the law.
- Dimensions of the signage is subject to the width of the storefront, plus ¼' for every foot the façade is back from the right of way.
- Pole sign must identify the building not the tenant, and the current sign was not valid after the building sat vacant for sixty days.

Permit/Planning Board Approval:

- A building permit has been issued.
- In the permit it states “Any other changes made from our original approval would result in a voided building permit.”

Mr. Osbourne made a motion, seconded by Mr. Best to accepting the elements of the Historic Preservation Commission, agreed to by Mr. Muraco of Empire Management Company, any further changes need to be reviewed by the Planning Board. The motion unanimously passed.

Lima Signage Code

The Board was presented with the following documents for background and to review to form recommendations and edits to our current Signage Code that will take place at our July 21st meeting, with the focus on the Village Code first.

- Lima Town Code
- Lima Village Code
- International Sign Association model code (2019 version)
- ICC International Zoning Code, Chapter 10 Sign Regulations

These are model codes, they are for consideration and a framework to the community and board, to ensure all things are considered. Future investigation into what like sized communities are doing in both Livingston and Genesee Counties.

The County is also studying signage for the nine villages in Livingston County to help Livingston County develop a brand for wayfinding across all of our communities.

**When a community changes a law it has to be sent to the county for review.

Firewood Code

- The Board was presented with documents for background and review and to suggest changes to the existing code.
- There is very little regulation on firewood sales in our area and state wide, most of the regulations focus on personal use and storage focusing on aesthetics and health safety issues.
- Things we should consider and recommend
 - Firewood production and sales is an accepted regular agricultural use
 - Setback/Dimensional Requirements
 - Lot Requirements
 - Hours of operation
 - Noise issues

At 8:30 pm Mrs. Elliot made a motion, seconded by Mr. Britton to adjourning the meeting. The motion unanimously passed.

Respectfully submitted,
Jason Stryker
Planning Board Secretary