

## HYDE PARK PLANNING COMMISSION

### MINUTES

January 7, 2015

*All minutes are draft until approved by the planning commission;  
please check future minutes for the approval of these minutes.*

Members Present: Bob Malbon, Vice-Chair; Kevin Fitzgerald; Vicki Emerson  
Members Absent: Greg Paus, Chair; Peggy King  
Staff: Ron Rodjenski, Zoning Administrator  
Others: Charlie Aronovici, Mac Teale, Riki French; Village General Manager Carol Robertson

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BM opened the meeting at 5:30 p.m.

1. **Welcome and Public Comment** – No public comment. Agenda is the December minutes review and Unified Code comments.
2. **Minutes** – Motion by KF to approve the December 3, 2014 minutes, as written. Seconded by VE. Voting: 3 in favor, 0 against, motion passed.
3. **Drafting of Unified Code** – Rodjenski handed out the public comments received to date on the preliminary draft distributed in December. Written comments were received from: David Palumbo, Ken Harvey, Julie Rohleder, Fred Bellavance. Mac Teale supported the concept of administrative approval for small subdivisions, especially if no new land development is being proposed. Julie Rohleder suggested that the term “small scale hospitality” should be defined as it is used in the Village Gateway Rural District. Mac Teale suggested that the planning commission should consider making the “all other uses” provision available, somehow, within the regulations to not infringe on private property owner rights. The Trustees would like to meet with the full Commission in February and the Commission would like all comments submitted one week prior to their meeting. Rodjenski prepare a summary of comments received by January 28th and a list of sample projects to show how the project would be reviewed under the current zoning compared to the proposed zoning.
4. **Adjourn** - The meeting adjourned at 6:15 p.m. The next meeting is February 4, 2015.

Respectfully submitted by Ron Rodjenski