



Comprehensive Plan Steering Committee
Zoom Hybrid Meeting
DRAFT Meeting Minutes
March 7, 2026
Approved: _____

Committee Members Present: Acting Chair Elizabeth Weatherby, Roxanne Marino, Karl Klankowski, Tai Basilius, Katelin Olson, Ann DiPetta, Mo Klein, Kim Moore

Committee Members Present on Zoom: Karen Meador

Committee Members Absent: Alison Weaver

Quorum Present

Comp Plan Consultant Present: Matt Horn

Town Staff Present: Rachel Kennedy

Members of the Public Present: Rich Goldman, Margaret Regina Przygocki

Proceedings

Chair Ann DiPetta called the meeting to order at 9:01am at the Town Hall.

Approval of Agenda

Discussion and some disagreement around the agenda and purpose of the meeting today.

DiPetta suggests prioritizing the four proposals the committee knows they have before them and then continuing with additional proposals.

No motion to approve agenda made.

FUTURE LAND USE MAP Medium Density Residential Amendments, Continued Discussion

K. Klankowski moved to revert 8120 Rt. 227 back to Agriculture & Natural Resource Lands character area. **M. Klein** seconded.

Discussion about what impact the land use designations have on existing property owners.

K. Meador raised concern about changing individual parcels back and forth.

Proposal withdrawn.

R. Marino raised concern about how to best conserve agricultural lands, and concerns about the boundaries where different land use designations meet. Discussion of options.

L. Weatherby moved to retain current model for the land use map- (boundaries along individual parcel lines rather than "fat marker" approach.) **Roxanne** proposal- concern that how best to conserve some agricultural land. **T. Basilius** second.

R. Marino has concerns about what happens at the boundaries of different land use designations.

VOTE: Weatherby, Klein, Klankowski, Basilius, DiPetta, Moore AYE, Marino ABSTAIN.

Discussion of allowable uses on Ag land use category. Suggestion to change the definition of Ag land use to parallel the current zoning allowance.

L. Weatherby moved to add to the primary use definition under Agriculture & Natural Resource Lands: Single and two family residential and associated accessory uses. **K. Olson** seconded.

VOTE: Weatherby, Klein, Klankowski, Basilius, DiPetta, Moore, Olson AYE, Marino NAY

L. Weatherby moved to amend the definition for the Rural Residential character area to eliminate the reference to “seven acres” and allow for small scale farming use. **K. Moore** second.

VOTE: Weatherby, Klein, Klankowski, Basilius, DiPetta, Moore, Olson AYE, Marino ABSTAIN.

K. Moore raises concern around status or perceived status of “legacy business.” Suggests adding language to help clarify the significance of the designation for business owners, in part to correct misconceptions or misinformation.

K. Olson moved to clarify definition and functionality/significance of ‘legacy business’ in the document text. (Update Legacy Business character area designation to reflect limitations of this designation.) **L. Weatherby** second.

VOTE: Unanimous AYE

For additional clarity, **L. Weatherby** moved to strike individual business names from the document. (Should either include all or none) **M. Klein** second.

VOTE: Unanimous AYE.

L. Weatherby moved to also strike named examples from Commercial Mixed-Use character area designation. **K. Olson** second.

VOTE: Unanimous AYE.

L. Weatherby moved that the entire parcel for Koskinens, Spruce Row, and Moore’s Marina be designated Legacy Business character area on the land use map. **K. Olson** second.

VOTE: Unanimous AYE.

M. Klein moved to change the eastern half of the Stover sawmill parcel from Commercial Mixed-Use to Rural Residential. **K. Klankowski** second.

VOTE: Weatherby, Klein, Klankowski, Basilius, DiPetta, Moore, Olson AYE, Marino ABSTAIN.

R. Marino moved that Waterburg area become a character area called Waterburg Hamlet in the FLUM. (So that when zoning revision is written, the area is recognized as different than other low density residential areas. **L. Weatherby** second (to allow discussion.)

Discussion: If a character area for hamlet is established, it needs to be defined. K. Olson doesn’t think it needs to be a land use designation in the comp plan. Not because it isn’t an important area, but because low density designation that currently exists is sufficient (it satisfies the preference for it not to be commercialized.)

VOTE: R. Marino AYE, L. Weatherby ABSTAIN (by advice from Town attorney for Town Board the person who makes or seconds a motion can’t then vote against it.)

Klein, Klankowski, Basilius, DiPetta, Moore, Olson NAY.

R. Marino moved to merge Rural Residential and Agriculture & Natural Resource Lands character areas into one designation. **A. DiPetta** second. (After discussion committee decided that Town Board rule about voting (referenced above) need not apply in CPSC context.)

VOTE: Marino AYE, Weatherby, Klein, Klankowski, Basilius, Moore, Olson, DiPetta NAY

R. Marino moved to convert area circled on map into Agriculture & Natural Resource Lands character area. **K. Olson** second. Adds friendly amendment to go around the water line on Swamp College Road so as not to discourage development.

VOTE: Marino, Weatherby, Klein, Klankowski, Moore, Olson, DiPetta AYE. Basilius NAY.

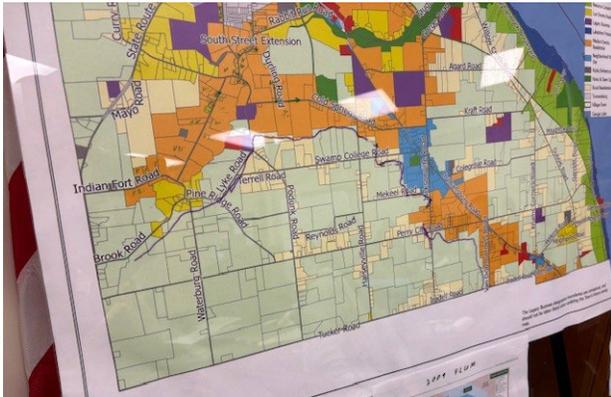


Photo accompanies resolution above.

R. Marino identifies a number of areas currently designated “medium density residential” that should be designated in a lower density category. Only areas that are more connected to services and transportation corridors should be prioritized as orange.

R. Marino moved that area circled in green on map be converted from Medium Density Residential to Resource Conservation character area. **No second**. Motion fails.

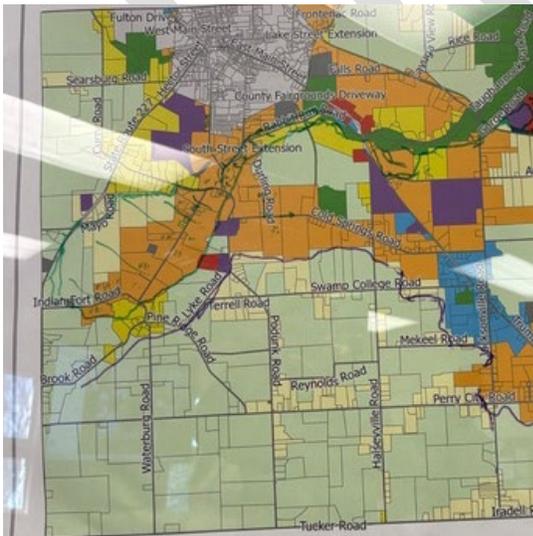


Photo to accompany resolution above.

Discussion of “medium density residential” areas and what they allow. K. Moore expresses concern for “walking the walk” with regard to accommodating affordability. K. Olson thinks the committee needs to look at existing water lines and prioritize medium density around those lines. Expresses willingness to consider a few lower density areas along Waterburg Rd but believes the previous motion uses too broad a brush. L. Weatherby suggests board could consider converting a smaller area to a resource conservation district (within the Waterburg area.) Clarification that medium density refers to smaller lots sizes but still preserves open spaces.

K. Olson moved that circled area at Van Dorns Corner Rd. should be Neighborhood Mixed Use character area. **K. Moore** second.

VOTE: Unanimous AYE.

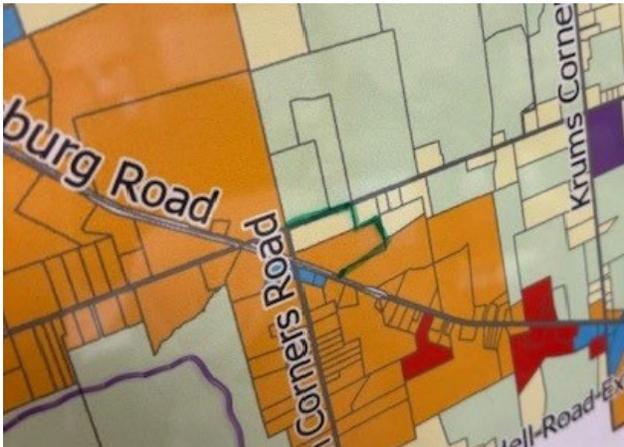
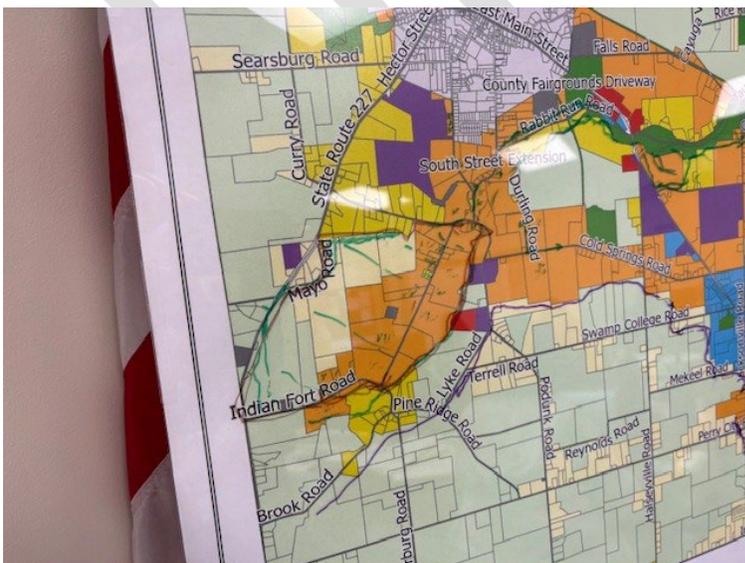


Photo to accompany resolution above.

L. Weatherby moved to convert a smaller area (Mayo Road, Indian Fort Road) within R. Marino’s initial circled area from Medium Density Residential to Resource Conservation character area. **K. Olson** second.

VOTE: Unanimous AYE Photo to accompany resolution above.



K. Klankowski moved to change the few parcels south of Indian Fort Rd from Medium Density Residential to Low Density Residential to match the Low Density Residential area near Waterburg. **M. Klein** second.

VOTE: Unanimous AYE.



R. Marino moved to convert an area (circled- south of Agard Rd, east of Rt. 96, west of Dubois Rd, north of Colegrove Rd; except Spruce Row) to Agriculture & Natural Resource Lands character area from a mix of Agriculture & Natural Resources Lands and Rural Residential. **L. Weatherby** second.

VOTE: Marino, Weatherby, Klein, Klankowski, Moore, Olson, DiPetta AYE. Basilius NAY.

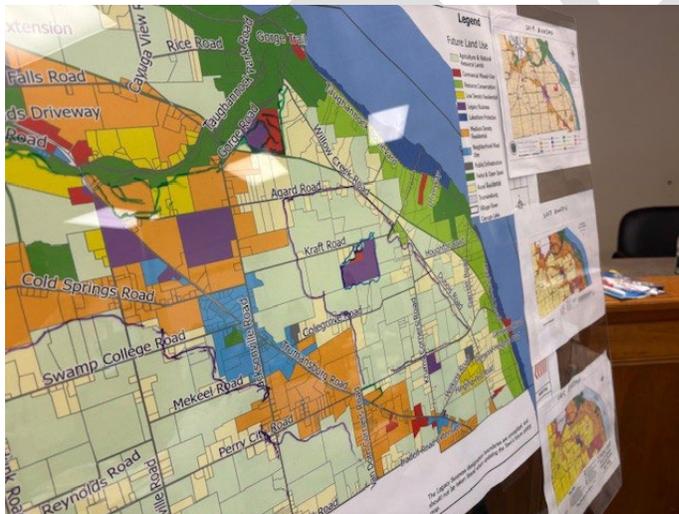


Photo to accompany resolution above.

M. Klein moved to convert a small area on Dubois Rd. (circled on map) to Resource Conversation character area. **K. Olson** second.

VOTE: Unanimous AYE.



Photo to accompany resolution above.

K. Olson moved that a small area east of Rt. 96 near Agard Rd shift from Medium Density Residential to Low Density Residential. **M. Klein** second.

VOTE: Unanimous AYE.

NEXT STEPS

March 11th – Final Work Session, Last edits

March 25th – Recommendation Resolution to Town Board

Motion: M. Klein motioned to adjourn; K. Moore seconded. **Passed unanimously.**

Meeting adjourned at 1:01pm.

Respectfully submitted by Rachel Kennedy, Interim Comprehensive Plan Steering Committee Secretary