

# Waite Hill Village

December 21, 2011

Memo to: Waite Hill Residents

Subject: Zoning Regulations

As we have mentioned before, the Planning and Zoning Commission and Village Council have been involved in a detailed process of revising our regulations. We retained the services of one of the best authorities in this part of the State, David Hartt, to do an extensive study of our present regulations to make sure they not only are appropriate for what we wish to see in Waite Hill, but to also make sure that the regulations themselves are coherent, reasonable, and defensible. This study has consumed several years and has been extremely thorough. Those of us who have been intimately involved at every step are extremely pleased with the result.

It is now time for the Planning & Zoning Commission to consider a recommendation to Council of the proposed revisions to the zoning code. Council will then take action based on the recommendation by Planning and Zoning. A majority vote in favor of the ordinance would enact the new regulations and replace those currently on the books. Please note that since these regulations involve zoning matters, our Charter states that Council cannot vote on the new ordinance until after it has held a public hearing.

The land use provisions under which we have been operating for the past 25 years would, for the most part, not change. Certain terms may change to better define existing regulation, and some of the details of the regulation will be clarified. The one major change concerns separate living quarters for caretakers. Other changes are relatively minor.

I am attaching two documents. One is an Executive Summary of the 130+ page document, and the other is a list of what we believe will be Frequently Asked Questions. ***There will also be two public hearings for you to attend, should you choose to. The first one will be held at 8:00 AM on January 23<sup>rd</sup>, before the Planning and Zoning meeting, and the second one will be held on April 9th at 8:00 AM before the Council Meeting. David Hartt will attend both meetings to explain the changes and answer your questions.*** If you wish to read the entire document, Janet Mulh can email it to you as a pdf document.



Arthur D. Baldwin II  
Mayor