

PLANNING AND ZONING COMMISSION  
MINUTES OF **TUESDAY, AUGUST 02, 2022**

Pursuant to notice duly given, the regular meeting of the Planning and Zoning Commission, also sitting as the Board of Zoning Appeals, was called and held on **Tuesday, August 02, 2022 at 5:00 PM** in the Council Chambers of the Town Hall.

Members present: Nancy Sogg; Chair, Jim Deacon, Chip AuWerter, and Emily Hamilton.

Members absent: Craig Steinbrink, Scott Broome, and Jeannine Voinovich.

Also present: Karen Schneider, Mayor  
Chris Courtney, Village Engineer  
Todd Hunt, Law Director.

1. Roll call.
2. The approval of the minutes for the Tuesday, July 05, 2022 meeting were continued to the next meeting when absent members are present.

Mr. Deacon noted spelling errors for correction.

3. Motion to adjourn the regular meeting of the Planning and Zoning Commission and convene a meeting of the **Board of Zoning Appeals**.

Motion by: J. AuWerter                      2<sup>nd</sup>: E. Hamilton

Roll Call:     Ayes: All.  
                  Nays: None.

**Motion Approved**

4. A use variance request for the **GUHDE** property at **1800 Berkshire Road** was heard. Notice has been provided to adjoining property owners. Kelli Guhde, Owner was present.

Mrs. Guhde reviewed the proposed use variance request for the Board. She indicated the request is to allow for 6 Alpacas they currently own to be housed on their property. She stated Alpacas are herd animals and need to have more than 2. The animal's wool is typically sheared once a year and can be spun and dyed into yarn. She also indicated the waste from the animals is minimal and is considered one of the best soil conditioners.

Mrs. Sogg asked if there is an Alpaca Association for reference that provides information on the maintenance and care of the animals.

Mrs. Guhde indicated there is the American Alpaca Association which she is a member. She stated because the Alpaca are herd animals they tend to stay together and typically do not venture off from a pasture on their own. She also stated her animals are all females and Alpacas typically do not bite. The Alpaca Association recommends 1 acre per 10 Alpaca which she only has 6 per acre.

Mr. AuWerter asked if males are more docile than females.

Mrs. Guhde stated that could be possible, she has only had females and really does not know. She also stated she does not intend to breed her females, and once the current 6 animals are gone, they will not replace or continue housing them on the Berkshire property.

Mr. Deacon asked if the animals make any noises.

Mrs. Guhde stated sometimes they will make a "screeching" noise if they feel threatened by a predator. Typically, coyotes will not attack Alpacas because they stay together in a herd and can defend themselves.

Mr. Deacon stated, he's not sure why, but there seems to be more requests lately for different types of farm animals. Suggested maybe Council needs to consider what animals to allow and create ordinances regulating them.

Mr. Hunt indicated the current request is not a "special permit" request but a "use" variance request because we currently do not have an ordinance regulating Alpacas.

Mr. AuWerter stated his concern in granting the variance in that it then becomes the standard for any future property owners that would like to house Alpacas or similar animals. Suggested an ordinance could be created to regulate Alpacas or similar animals but also prohibit other farm animals.

Mrs. Sogg suggested dealing with this type of request on a case-by-case basis in lieu of creating an ordinance because the Board typically has not received many requests for farm animals.

Mrs. Sogg asked Mrs. Guhde if she would consider adding trees to provide screening to the neighboring property.

Mrs. Guhde stated she was aware of the neighbor's concern with the location of the pasture and removal of trees. She indicated she would have no problem shifting the pasture location and most of the proposed pasture area is grass and scrub. The healthy mature trees are not being removed.

Mrs. Sogg opened the meeting to comments from the audience.

Mr. Steven Siemborski from 7320 Stoneham Road asked to speak. He reviewed a letter submitted for consideration detailing items he would like to see included if the Board were to approve the variance request. He indicated he and his wife are not in favor of granting the request.

Mr. Dixon Morgan from 1820 Berkshire Road spoke. He indicated they are not in favor of granting any type of variance allowing farm type animals in the Village. He indicated he was told by a real estate agent having farm animals next door would depreciate their property value.

After further discussion, the Board decided to continue the request onto the next meeting when all members can be present, and a field trip can take place to review the field conditions of the request.

There being no further business the meeting was adjourned at **6:04 P.M.**

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Nancy Sogg, Chair

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David Biggert, Secretary