Town of Lake Santeetlah

Public Hearing Minutes

April 14, 2026

Councilmember Hager made a motion to open the Public Hearing. Councilmember Haag seconded. Councilmembers Keivn Haag, Jim Hager, Diana Simon, and Ralph Strunk were present for the meeting. Town Administrator Kim Matheson and Town Clerk Kala Farley were also present.

Motion to open Public Hearing: Public Hearing held to discuss the proposed text change to the definition of height in the Zoning Ordinance: Hager made a motion to open the Public Hearing. Haag seconded. All Approved.

Discussion of Recommended Change to Zoning Ordinance: Planning Board Chair Anne Hager provided a summary of what the Planning Board has recently done to provide education and clarity of the language in the Zoning Ordinance to residents, including a workshop in August of 2025. As part of the Planning Board's efforts to clarify ordinance language, a recommended text change to the definition of height was proposed. Chair Hager presented the recommended change to the definition of height to the Council as follows: Page 9, section (501) definitions: "Height, building or structure means the vertical distance measured from the ~~lowest grade point existing prior to construction adjacent to the building wall on the side of the building providing the primary fire department access for the structure to the highest point of the roof surface or parapet for flat and shed roofs, to the highest break line of mansard or gambrel roofs, and to the median height between edge of eave and the highest ridge of pitched or gable roofs and hip roofs.~~ final highest grade to the highest point of the structure. Chimneys, bell towers, steeples, copulas and other similar decorative elements may extend an additional ten feet above the highest point of the roof or parapet. Mechanical equipment on a roof shall be screened from view." Chair Hager said after doing some further research, the Council may possibly want to change the wording, use "highest finished grade" rather than "highest final grade" and add in "meeting exterior walls". Haag mentioned that wording was important, especially in this area where property owners can encounter complex issues relating to the unique terrain of the land. Mayor Predmore said he recommended using "finished grade" rather than "final grade".

Simon asked if "adjacent to the exterior walls" would be added as well. Mayor Predmore agreed that it should be added.

Request for Public Comment:
Aurorah Yarberry: Yarberry asked since this would change where you are measuring from, would this change the overall height allowance as a result. Chair Hager said it should not change.

Alan Davidson: Davidson said to keep in mind when using the wording of highest grade that most homes are built on slopes. Davidson said the state code says to take the average of the natural grade before you start to measure for 35 feet.

Mayor Predmore asked Chair Hager what she would recommend the wording be. Chair Hager said she recommended the wording to be the highest finished grade adjacent to the exterior wall to the highest point of the structure.

Motion to Close Public Hearing: Strunk made a motion to adjourn the Public Hearing. Hager seconded. All approved. The motion passed unanimously.

Keith Predmore, Mayor

Kala Farley, Town Clerk