

**PARMA PLANNING BOARD**  
**October 4, 2007**

Members Present:

Chairman  
Executive Secretary

Ed Fuierer  
Jack Barton  
Rick Holden  
Tod Ferguson  
Bob Pelkey  
Tim Harner

Public Present:

Tom Lucas (McMahon LaRue Associates), Al Spamianto, Barbara Hull, Carol Buonaugio, Carm Carmestro (TB), Sherry Taber, Jong Kim (LaDieu Associates), Charlie Lissow and Kris Schultz (Schultz Assoc.).

Meeting started:

7:04 p.m.

**NEW BUSINESS**

**530 Trimmer Road Subdivision**

**4 Lots**

Tom Lucas presented to the Board plans for this 4 lot subdivision. Mr. Lucas stated that these plans were brought before the Board in February for conceptual approval. The homes will be serviced by individual septic systems and public water. Mr. Lucas then stated since then the wetlands on the property have been delineated. Mr. Lucas stated that a permit will be required to cross the creek.

Mr. Lucas stated that the plans have been to the Health Department and Water Department and all their comments been addressed and at this time both departments are ready to sign the plans.

Chairman Ed Fuierer stated that the proposed homes are over 1000' from the road, are there any proposed ponds on the site? Mr. Lucas stated that there are none but the plans are currently at the Town Engineers for review.

Chairman Ed Fuierer stated that the engineer should consider what type of fire protection they will be proposing for the homes.

Jack Barton then questioned the width of the easement over the creek and stated that it may have to be wider. Mr. Barton stated that the County has a map showing the required width for easement over the stream that Larson Engineer uses and that Mr. Lucas should be aware that the easement may have to be wider.

Tod Ferguson asked if the culvert has been designed to carry the load of the fire trucks and that Larson Engineers will have the requirements in their comments if they are not designed to code.

Mr. Ferguson asked that the private drive be stationed. Mr. Lucas stated that he would do that.

530 Trimmer Road Continued:

Rick Holden stated that Lot #2's driveway may need to have a bump out because of the distance.

Mr. Holden also stated that dimensions need to be added around the cul-de-sac to make sure that the fire trucks can get around it.

A discussion was held on the needs of the Fire Department to make sure their equipment can get in and get out.

Tim Harner noted that the plans seem to have a lot of environmental sensitive areas.

Mr. Barton asked if the engineer knows who is going to be supplying electricity to the site. As there has been a problem in the area at another site and the Engineer need to make sure that his clients are aware of it.

The Board agreed conceptually with the plans.

Kirby's Commercial Site Plan 4671 & 4675 Ridge Road West  
Jong Kim presented to the Board plans for conceptual review.

Mr. Kim stated that they have made changes to the plans so they needed to come back in to get an update on their conceptual review of these plans.

Mr. Kim stated since the last time the plans were before the Board the motel building has been removed from the site.

The plans show two tax account numbers being merged into one and the third remaining separate, the 2 existing buildings near the road remaining, 5 mini storage buildings, with the front building having commercial space on the side fronting the road.

Mr. Kim stated that the plans submitted to the Board on February 19, 2007 have been updated with the following changes: (1) more details have been added to the plans for utilities and septic system, (2) a topo of the property close to Pease Road was done. One of the buildings will need to be moved to meet set back requirements.

Rick Holden asked if the Engineer had a drawing of what the buildings will look like. Mr. Kim stated that the owners have not yet picked what the buildings will look like but that he did have a picture of one of the options that the owner is looking at. Mr. Kim showed the picture to the Board.

Jack Barton asked if the weir was reworked on the detention pond. Mr. Kim stated that it had been done, a catch basin was added to meet phase 2 regulations and the drainage study has been submitted to the Town Engineer.

Mr. Barton then asked if lighting is being proposed on the buildings. If so what type. Mr. Kim showed pictures of the proposed lighting. The Board requested that lighting details be added to

Kirby's Continued:  
the plans.

Chairman Ed Fuierer asked if the proposed parking is proposed to be lighted also. Mr. Kim stated no plans at this time to light the parking.

Rick Holden asked if the Fire Marshal had reviewed the plans. Mr. Barton stated that the Fire Marshal will be reviewing the plans.

Chairman Ed Fuierer asked if the septic system will be staying the same size. Mr. Kim stated that it will and that the present system oversized at this time for the proposed use of the site.

Mr. Holden asked what the property on Pease Road was zoned. Mr. Barton stated that he was not sure at this time but he would look it up and let the Board know.

The Board agreed conceptually with the plans.

West Hill Estates Section 3 17 Lots 500 Hamlin Parma Town Line Road  
Kris Schultz presented to the Board plans for conceptual review. Mr. Schultz stated that the 17 lots are proposed to be serviced by sanitary sewers and public water, has dedicated roads and has an existing detention facility that will need to be modified to meet phase 2 regulations.

The Board reviewed the overall plans for this subdivision.

Mr. Barton stated that the plans need to go to the Zoning Board of Appeals for an application for relief for front set back on lot 317.

Mr. Schultz asked the Board for a referral to the Zoning Board of Appeals for front set back relief on lot 317.

The Board agreed to give the referral to the Zoning Board of Appeals.

Fairfield Place Subdivision 500 lots 1617 Manitou Road & 4664 Ridge Road West  
Was requested by the applicants to be placed on the November 1, 2007 agenda.

### **CONTINUING BUSINESS**

Fairfield Place Subdivision Fill Permit Renewal  
Charlie Lissow asked the Board to renew the fill permit for this site.

Mr. Lissow stated that not much filling has been done this year. They have been doing improvements on the drainage and they do not anticipate doing much filling until next spring.

Chairman Ed Fuierer asked if Mr. Lissow knew if there was much more fill needed. Mr. Lissow stated that he was not sure but a topo was done of the site recently and they are waiting for that

Fairfield Place Continued:

to come back to see what needs to be filled per the plans.

Jack Barton stated, although he has not been to the site recently, last time he was at the site everything was fine at that time.

Tod Ferguson stated that he went pass the site two weeks ago and a street sweeper was working to keep the road clean.

Rick Holden stated that he had been by the site recently and he saw no problem.

Mr. Lissow stated that as soon as he had a copy of the recent topo he would supply a copy to the Town so they could see the progress of the work areas.

After a short discussion **a motion was made by Tod Ferguson and seconded by Rick Holden to extend the fill permit issued on this application for 6 months, all of the original conditions still remain in effect. Motion carried unanimously 5-0.**

MISCELLANEOUS

<u>281 &amp; 283a Dunbar Road</u>	<u>Property Merge</u>
<u>283b &amp; 285 Dunbar Road</u>	<u>Property Merge</u>

Sherry Taber presented to the Board plans showing her property located at 281 Dunbar Road (TA #: 023.02-1-30) and a 45' lot (TA#: 023.02-1-16.102) to the west and a map showing the Weins' property located at 285 Dunbar Road (TA# 023.02-1-29) and the 45' lot to the east of their property (TA#: 023.02-1-16.101). Mrs. Taber stated that 90' lot in between her property located at 281 Dunbar Road and the Wein's property at 285 Dunbar Road had previously been split into two 45' wide lots and that she would like to merge tax account number 023.02-1-16.102, 283a Dunbar Road with her property located at 281 Dunbar Road and the Wein's would like to merge tax account number 023.02-1-16.101, 283b Dunbar Road with their property located at 285 Dunbar Road.

Jack Barton stated that the property was zoned medium density and the lots ore typically 100' x 200'. And that if the Board approved of these split/merges they would be eliminating one non-conforming lot.

**A motion was made by Tim Harner and seconded by Bob Pelkey to approve the merging of tax account #023.02-1-30 and tax account #023.02-1-16.102 into one lot and the merging of tax account #023.02-1-29 and tax account #023.02-1-16.01 into one lot. Motion carried unanimously 5-0.**

<u>422 Lighthouse Road</u>	<u>Subdivision of Land</u>
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Jack Barton presented to the Board plans for subdividing an 80 feet in width parcel from the south side of this property located at 422 Lighthouse Road (TA#: 016.04-2-8). Mr. Barton

422 Lighthouse Road Continued:

stated that the applicants have already received a variance from the Zoning Board of Appeals for his property to be 120' in width.

**A motion was made by Tod Ferguson and seconded by Tim Harner to approve of the subdivision of this property as shown on the map presented to the Board at tonight's meeting. Mr. Ferguson noted that the Zoning Board of Appeals had granted a variance to the owners of this property for a frontage of 120' at the road. Motion carried unanimously 5-0.**

426 Lighthouse Road

Property Merge

Jack Barton presented to the Board a map showing the merging of the 80 foot wide strip of land that was subdivided from 422 Lighthouse Road with the property located at 426 Lighthouse Road (TA#: 16.40-2-6.2).

Mr. Barton stated that with merging this 80 feet with the existing property at 426 Lighthouse Road the Board will be making a non-conforming lot less non-conforming.

**A motion was made by Bob Pelkey and seconded by Tim Harner to approve the merge of the 80 foot wide strip of land subdivided from 422 Lighthouse Road with the existing property at 426 Lighthouse Road. Motion carried unanimously 5-0.**

87 Pease Road and 105 Pease Road

Property Split

The plans show 87 Pease Road (TA#: 072.04-2-7.003) and 105 Pease Road (TA#: 072.04-2-7.101). The owners of the property stated that their father had passed away and that they were asking for this split to settle the estate with their Uncle.

The plans show a 60 foot strip being cut off of 87 Pease Road and being added to 105 Pease Road to make the right-of-way a 60' x 235.24'. Also, 11.031 acres being cut off from 105 Pease Road and added to 87 Pease Road, leaving 105 Pease Road with 54.928 acres.

After reviewing the plans **a motion was made by Rick Holden and seconded by Tim Harner to approve the split and merging of the properties at 87 and 105 Pease Road as shown on the plans submitted to the Board at tonight's meeting. Motion carried unanimously 5-0.**

Blanda Subdivision

5360 Ridge Road West

Jack Barton presented to the Chairman the originally approved plans for this subdivision which were signed on 5/18/2007 and stated that the applicant had requested that the signature be updated on the plans.

Chairman Ed Fuierer updated his signature on the plans.

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The Board had a discussion regarding the number of homes on dead end roads and cul-de-sac roads.

Jack Barton passed out the Development Review Status from Larson Engineers dated 10/4/2007.

Miscellaneous Continued:

Jack Barton passed out the proposed standards for fire protection for the Town Code and asked the Board to review the proposal and give their comments/additions/corrections to him so he can provide them to the Town Engineer. Mr. Barton stated that he has sent a copy to the Fire Districts for their review and comments.

Chairman Ed Fuierer read the following correspondence:

1. Monroe County Water Authority 2006 Annual report.
2. An invitation to the General Transportation Council Unified Work Plan Program.
3. An invitation to a Local Government Workshop from the Planning for Future Farming.

**A motion was made by Bob Pelkey and seconded by Tim Harner to approve the minutes of the September 17, 2007 meeting as presented. Motion carried unanimously 5-0.**

There being no further business **a motion was made by Bob Pelkey and seconded by Tod Ferguson to end the meeting at 8:27 p.m. Motion carried unanimously 5-0.**

Respectfully submitted:

Maureen L. Werner  
Recording Secretary.