

Town of Parma Planning Board  
June 18, 2018

Members present: Chairman: Tod Ferguson  
Acting Executive Secretary: Art Fritz  
Mark Acker  
Mike Ingham  
Bob Pelkey  
Mike Reinschmidt

Public present: Richard Maier (Maier Land Surveying)

Meeting started at 7:01 p.m.

***A motion was made by Mark Acker and seconded by Mike Ingham to approve the minutes of the June 7, 2018, meeting as presented. Motion carried unanimously 4-0 (Mike Reinschmidt absent from the June 7, 2018 meeting).***

### MISCELLANEOUS

178 & 180 Ferguson Drive Property Split/Merge  
Richard Maier presented to the Board plans showing 178 & 180 Ferguson Drive being divided into three lots.

The plans show the portion of the two properties north of the Ferguson Drive to be split into a “L” shape property being 17,114.6 sq. ft. (lot 1) and a smaller “square” shape property being 3,542.1 sq. ft. (lot 2). Proposed Lot 1 would conform with zoning requirement. Proposed Lot 2 would not conform with zoning requirements.

The portion of the properties south of Ferguson Drive are shown to merged together to make a 9,703.4 sq. ft. parcel (lot 3). Lot 3 will not conform with current zoning requirements.

Mr. Maier explained that in the past the County allowed parcels to be split by a roadway, the two sides would then have the same tax account number. The County no longer allows this practice and require that any time properties which have the property split by a road must conform with the current practice of having a separate tax account number for parcels on either side of the road.

After reviewing the plans, the Board concluded that if they agreed to approve the plans as presented they would be creating two non-conforming lots. The Board then discussed with Mr. Maier the following options the applicants have:

1. Go to the Zoning Board of Appeals and ask for a variance for the two proposed non-conforming lots; or
2. Redesign the lot so that each lot is conforming.

The Board then felt it was best to table the application until Mr. Maier had a chance to discuss with his clients which direction they would like to go.

178 & 180 Ferguson Drive continued:

***A motion was made by Bob Pelkey and seconded by Mike Ingham to table the application to give Mr. Maier time to discuss with the applicant which direction the applicants would like to go. Motion carried unanimously 5-0.***

**There being no further business to discuss a motion was made by Mike Reinschmidt and seconded by Bob Pelkey to end the meeting at 7:20 p.m. Motion carried unanimously 5-0.**

Respectfully submitted

Maureen L. Werner for  
Diane G. Brisson, Recording Secretary