

Town of Parma  
Planning Board Meeting Minutes

July 1, 2024

Members Present:

Chairman: Daryl Maslanka

Executive Secretary: Luke McGrath

Mike Reinschmidt

Jack Wade

Ray Wenzel

Mark Lenzi

Nick Lukomskiy, Alt.

Tod Ferguson -Town Board Liaison

Members Absent:

Public Present: Kris Schultz, Judy Smith, Timothy Jobes

The meeting was called to order at 7 pm by Chairman Maslanka.

The meeting minutes from June 17, 2024, were presented for approval. Mark Lenzi requested a change on page 1 in the first paragraph from the bottom to add “is” after the word hydrant and to add the letter P at the end of SWPPP on page 2. Jack Wade had a correction of his name on page 2, in the third and sixth paragraph from the top. Being no further questions regarding the minutes. **Mark Lenzi made a motion to approve the meeting minutes from June 17, 2024, as presented. Seconded by Ray Wenzel. Motion carried unanimously 5-0.**

**Public Hearing**

Site Plan

1 Lot

1209 Peck Rd

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Kris Shultz from Schultz Associates presented preliminary plans for a single-family dwelling, with agricultural uses. The house is in a similar location to the original house with a new leech system and the property will be using the existing water service. The plans were sent to Monroe County and the Town Engineer and were modified to accommodate the comments. There are two proposed barns on the plans that need to be elevated 2 feet about the flood elevation or chosen to be flood proofed.

Jack Wade asked how it would be flood proofed. Kris Shultz says it would have a block foundation and would need to show proof that it’s structurally sound enough to withstand a flood. Kris is going to suggest elevating the buildings 2 feet and adding a little fill around the building.

The Board asked to review the comments from the Town Engineer.

Kris Schultz read the Town Engineer Comments dated 5/20/24.

The property includes the 100-year flood plain associated with Salmon Creek and Mr. Shultz said the house will be above and outside of the 100-year flood plain.

Chairman Maslanka asked if it has been discussed with the building department that a Floodplain Development Permit is required before a building permit is issued. Kris Schultz confirmed that the building department is aware.

Mark Lenzi asked how much fill is going to be put in the floodplain. Kris Schultz says it will be a small amount, about 2 feet in length and said FEMA allows a site to be filled up to a point, if it doesn't change the downstream flood elevation by more than a foot.

The board would like a statement on the plans stating that FEMA allows a certain amount of fill in a floodplain, this is to ensure that the surrounding properties will not be impacted.

Kris Schultz addressed number 4 on the Town Engineers comments. The proposed horse barn and pole barn will comply with Town Code 59-17 (A) (1), which is elevating the lowest floor to or above two feet above the base flood level.

Kris Schultz addressed the remaining comments from the Town Engineer and there being no more concerns.

Chairman Maslanka read the comments from Monroe County DOT dated 5/13/24 and asked about the required permit to remove the old gravel driveway. Kris Schultz said that he will be submitting the necessary permits to remove the old gravel driveways and this permit will also go through the building department. All permits required by the Monroe County DOT will be submitted closer to the end of the planning process in case the driveway moves.

Jack Wade asked why the septic system needed 7 lines. Kris Schultz said that the septic system was designed based on the perc rates. The perc test was slower rates which then needed more lines, and the house is proposed to have 4 bedrooms which need 7 lines.

Chairman Maslanka mentioned that the proposed pole barn may need an area variance for the sizes. Kris Schultz said that they will go for the variance or cut the size down to 2000 sq ft. Mark Lenzi asked if the horse barn is accumulative with that square footage, which would make the variance substantial. Mark stated that there is a section in the code about having a horse barn and it being considered an agricultural used building.

The Board discussed more about the horse barn being considered an agricultural use building. The building department will need to investigate the proposed horse barn and if the barn is agricultural.

Chairman Maslanka expressed concerns about the couple of unknowns that have been brought up at the meeting, and typically the preliminary plans are closer to a final stage. Mr. Maslanka suggests that these plans are not at preliminary approval yet. The board would like to have some of the comments addressed on the plans.

Mark Lenzi stated that he would like to see the distance from the hydrant to the house, the finished floor elevations of the pole barn and horse barn once decided if it was going to be raised up. Chairman Maslanka adds that he would like to see the Driveway Taper Layout on the plans. Luke McGrath asked Kris Schultz if he could make the 100-year floodplain bolder on the plans.

Kris Schultz said that he would still like to hear from the public at this time. The board agrees to open the public hearing.

The Public hearing was read at 7:30 pm by Chairman Maslanka. The hearing opened at 7:31.

Judy Smith, 1210 Peck Rd, explains that she is for Todd and the project, and this doesn't impact her as she lives across the street. Judy said that she came to the meeting for her neighbors who could not attend, which are the Gear's, Geisler's, and Jock's. Judy asked how many horses are allowed on the property.

The board informed Judy that per the code the property would be allowed at least 8 horses. Luke McGrath said that this would also be regulated when they are applying for the horse barn.

Judy Smith says that her concerns are with the manure coming from the horse barn, she asks what runoff into the creek is going to cause.

The board discusses Judy's concerns of the horse barn right next to the creek. Chairman Maslanka said he knows cow manure is worse than with horses, but there is always potential of runoff especially during the 100-year flood plain. Chairman Maslanka suggests that Kris Schultz considers the runoff.

Judy Smith asked how they plan to divert the water. Mark Lenzi reassures her that the plans showed limited disturbance to the flood zone, and the flow of the water should stay the same as before.

Mike Reinschmidt stated that he would like to clarify for the next meeting if the horse barn will be considered agricultural use.

Judy Smith asked what type of house is going to be built. Kris Schultz said, without seeing Architectural drawings it looks like it's going to be a colonial. Mark Lenzi explained that during the planning board process they only look at the footprint.

There being no further discussion, comments or concerns, **Jack Wade made a motion to table the single lot site plans for 1209 Peck Road. Motion seconded by Mark Lenzi, carried unanimously 5-0.**

### MISCELLANEOUS

Kris Schultz asked the board to review comments from the Town Engineer about the project on 4925 West Ridge Road and grant the 90 day-fill permit. The board said they would like to have the hard copy plans with the changes in front of them before the meeting. It was resolved that the fill permit/site plan will be placed on the next meetings agenda for review.

Luke McGrath asked the board to look at a variance application for an expansion of a non-conforming lot. The board looked at the site map for the expansion of a non-conforming lot and asked that the property be put on the next agenda to give more time to review.

Tod Ferguson said that the planning board may not need to give comments and suggests that the building department reach out to the town attorney to find out more.

There being no further business to discuss, Jack Wade made a motion to adjourn the meeting at 8:13 pm. Seconded by Ray Wenzel. Motion carried unanimously 5-0.

Respectfully submitted,

Christen Mensing, recording secretary,

Town of Parma Planning Board