

Town of Parma
Planning Board Meeting Minutes
August 19, 2024

Members Present:

Chairman: Daryl Maslanka

Executive Secretary: Luke McGrath

Ray Wenzel

Mark Lenzi

Tod Ferguson -Town Board Liaison

Mike Reinschmidt

Jack Wade

Members Absent:

Nick Lukomskiy, Alt.

Public Present: Rich Maier, Arthur Eichas

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

The meeting minutes from August 5, 2024, were presented for approval. There being no further questions or corrections regarding the minutes. **Mark Lenzi made a motion to approve the meeting minutes from August 5, 2024, as presented. Seconded by Ray Wenzel. Motion carried unanimously 5-0.**

New Business

Split/Merge 28 & 34 Zellweger Beach Dr

Rich Maier of Maier Land Surveying presented plans to the board to split 32 Zellweger Beach Rd. Rich explained that the neighbors bought the land together years ago and had the intention to split the property and merge the pieces to the east and west.

Jack Wade asked if the plans had sewer connections as presented. Rich Maiers stated that the grinder pumps are on the maps. Rich located the sewer connections but didn't add them because he wasn't sure if there was an easement.

The Board discussed the possible easements that would go in for the sewer connections and the new force main.

Jack Wade made a motion to approve the split of the 0.527-acre lot, tax account #009.19-1-5.1 (32 Zellweger Beach Rd). Motion seconded by Ray Wenzel, carried unanimously 5-0.

Mike Reinschmidt made a motion to merge .269 acres to tax account #009.19-1-6.1 (28 Zellweger Beach Rd) totaling .701 acres. Motion seconded by Mark Lenzi, carried unanimously 5-0.

Mark Lenzi made a motion to merge .256 acres to tax account #009.19-1-4 (34 Zellweger Beach Rd) totaling .554 acres. Motion seconded by Ray Wenzel, carried unanimously 5-0.

Split/Merge

217 Parma Center Rd

Rich Maier of Maier Land Surveying presented plans to the board to split 217 Parma Center Rd into 2 lots. This is a part of Art Eichas's family farm, and they have entered a contract to sell the farmland. Rich explained to do this they need to split the land from the existing house. Lot 1 will be 3.001 acres which includes the house and Lot 2 is the remaining farmland totaling 70.658 acres. The goal is to sell the house.

Jack Wade asked if both lots are going to be sold separately. Rich confirmed they are each being sold separately, and the farmland is going to remain for farming.

Mark Lenzi asked to confirm that the smaller lot will have the house, grain silos, shed and the metal building. Rich Maier confirmed all those structures are going to be on the smaller lot and they are also proposing an ingress and egress easement as well.

Luke McGrath asked how big the metal building is. Arthur Eichas said that the metal barn is 44x64. Mark Lenzi asked how long it has been there. Arthur said 77 years. Mark asked what will be done with the metal building and grain structures. Arthur said that the metal building will remain with the house, and someone has purchased the grain structures.

Chairman Maslanka asked about the ingress/egress easement. Rich Maier explained they proposed an ingress/egress easement on the gravel driveway west of the house. This is so the farm equipment can go in and out, without creating a separate entrance off Parma Center Rd. Rich also confirmed that any prospective buyer of the house will be aware of the ingress/egress easement.

There were no more questions or concerns. **Mark Lenzi made a motion to approve splitting 3.319 acres, creating lot 1 from the total acres 73.977 at tax acc # 043.04-1-2.1 (217 Parma Center Rd). Lot 2 now has the remaining 70.658 acres. Motion seconded by Jack Wade, carried unanimously 5-0.**

There being no further business to discuss, Jack Wade made a motion to adjourn the meeting at 7:21 pm. Seconded by Mark Lenzi. Motion carried unanimously 5-0.

Respectfully submitted,

Christen Mensing, recording secretary,

Town of Parma Planning Board