



PLANNING BOARD MINUTES  
FOR JUNE 18, 2013

One public hearing was scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Howard Post, William Hayes, Dan Weeks, Carole Furman, Paul Andreassen, Michael Tiano, William Creen and Ken Goldberg. Bruce Leighton, Liaison, and MaryAnne Wrolsen, CAC, present. Dan Shuster, Consultant, was absent.

A motion by Furman, seconded by Tiano to accept the May 21, 2013 Minutes. Motion carried. Goldberg abstained.

PUBLIC HEARINGS:

1. Site Plan – Spinnenweber Supply Co. – Kings Highway-Maps presented by Richard Kappler. Opened public hearing at 7:31p.m. Sales Office and storage of water, sewer, and drainage supplies. Comments: Barbara Budik-concerned with lighting since in a rural area and hook up to the water and sewer. Kappler-the landlord is working that out, putting up port-a-potty and bottled water until hooked up to main. Mr. Green, Landlord-water is planned under the rail road and company is designing water tap with this building and sewer is close and will be hooked up. Kappler-outside lights do not work now and propose a focused light on the North end, light by door, low lighting and a light to light up the center of the yard; all for security reasons. Budik-good use for this parcel, near railroad and good to bring in businesses and have no problem with this and welcome. A motion by Furman, seconded by Creen to close hearing at 7:42p.m. All in favor, none opposed, carried. UICoPIBd comments-agree with sewer and water comment and will connect to main. Goldberg-make it a Condition to be hooked up to sewer and water main within one (1) year. Access-Kappler-filling in pot holes and grading, existing curb cut. Creen-contact the Highway Dept. just so they know. Lighting-Andreassen said to change on site plan from saying “no lighting” to “will comply” with lighting codes. Landscaping-stock piles will only be 8 to 10ft. high, fenced and trees and shrubs by fence and building. Weeks-more is better. Furman-would rather create a welcome professional look than just for screening purposes. Weeks-forsythia fills in. Kappler-firebush. Andreassen-modify plans for greener vegetation. Post-additional plants in-between trees and move back from road. Fire safety-up to code, forwarded to Mt. Marion Fire Depart. Creen-Building Dept. matter. Building exterior-Kappler-would like to improve. Pl.Bd.-for another Condition-after one (1) year review to make sure this work is done. Kappler-moved gate back to 70ft. Signage-on building or on ground off the road and to look like all the other businesses on Kings Highway. Creen-Building Dept. will approve the signage but PIBd has no problem with sign by road as long as approved by Building Dept. Budik-has 2 driveways very close together, signage confusion. Kappler-not using that access. A motion by Goldberg, seconded by Furman to grant Conditional Final approval of site plan pending the

Condition for a one(1) year review for water, sewer and exterior work to be completed, payment of fees and signatures. All in favor, none opposed, carried. Received receipt cards.

OLD BUSINESS:  
NONE

PRE-HEARING CONFERENCE:

1. Site Plan-Stewart Fox-Chimney Road. Plans presented by Richard Praetorius. Stairs, dock and cottage are existing. Retiring and building a single family house for full time living next to cottage. Has public water and sewer. Is 10 – 15% grade and submitted elevations for house. Shuster review states to show full parcel. Property adjacent to river is very steep so not touching that lot. This is across the road. Weeks-how will they control run-off. Praetorius-culver and ditch with drainage to River. Andreassen-all is pretty stable in this area. Goldberg-supply PIBd with elevation of neighboring homes for comparison and cut down trees as little as possible. Praetorius-this parcel is all cleared to river so applicant wants trees around house area. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Goldberg to schedule a public hearing for July 16, 2013. All in favor, none opposed, carried.

2. Site Plan-Kim Matthews/KMM Homes/Pine Hollow Mobile Park-off Rt. 23A. Plans presented by Richard Praetorius for Jeff Hogan. Existing site plan and special use permit for 30 units. Now adding one more total of 31 units. Has water (on-site system) and own septic. Needs septic approval yet. All road are in and approved. Creen-is this a build out. Praetorius-thinks this is last that can be done. This is a large and narrow lot but meets all setbacks. A motion by Goldberg, seconded by Creen to declare as Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to waive the public hearing per Section 323. All in favor, none opposed, carried. Andreassen-this is County regulated also. Kim Matthews owns units and rents them so she is in control of units. A motion by Creen, seconded by Andreassen to grant Conditional Final approval of site plan for modification of Phase 5 pending Health Dept. approval for septic, payment of fees and signatures. All in favor, none opposed, carried.

3. Major-James Bruno/Timbest, Inc./Bishops Gate-Sherwood Place. Phase 11C. Plans presented by Richard Praetorius. Discussion on this being a major subdivision for James Bruno not Bishop's Gate since this is Bruno parcel that he owns and is subdividing. This is a subdivision within a subdivision. This is Lot 165 and the corner is being subdivided into Lot 155 and Lot 156. Need an easement on Lot 155 for a shared access to Lot 156 due to wetlands then will split into 2 driveways. Wetlands have been flagged and approved by Army Corps. Has public water and septic. Discussion on release of lots for Timbest that 165 lots have full approval. There are 158 approved and will not reach a total of 165 due to changes. Need final bearings, etc. Weeks-check covenants for Lot

165 per Shuster's review comments. This is not part of Timbest, Bruno owns this lot and will have to have a public hearing. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to schedule a public hearing for July 16, 2013. All in favor, none opposed, carried. Check Deed covenants and on fees regular not Timbest's fees.

4. Lot Line Revision-Holly Strutt/Paul Clark-Phillips Road-Plans presented by Walter Eckert of Brinnier & Larios. Swapping equal amounts of property giving Clark more lake front. Lot areas stay the same. A motion by Goldberg, seconded by Andreassen to declare as a Type II Action. All in favor, none opposed, carried. A motion by Andreassen, seconded by Creen to waive the public hearing per Section 323. All in favor, none opposed, carried. Weeks-question on dirt road easement. Eckert-same existing use and still have easement. A motion by Goldberg, seconded by Andreassen to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending payment of fees and signatures. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.
2. Archive Fine Art, Inc.-Simmons Road-Tiano-Glasco Fire District reviewed project and found no issues.

Since there was no further business to discuss, a motion by Creen, seconded by Goldberg to adjourn the meeting at 9:00p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary