

**PARMA PLANNING BOARD
JULY 17, 2006**

Members Present:

Chairman Ed Fuierer
Executive Secretary: Jack Barton
Rick Holden
Tod Ferguson
Tim Harner
Bob Pelkey

Public Present: Randy LaDieu (LaDieu Associates), Richard Gollel, Brian Sorochty(DDS Engineers), Mike Callahan, Larry Gursclin and Jeff Mullen.

Meeting started: 7:03 p.m.

NEW BUSINESS

4671 & 4675 Ridge Road West Mini Storage Commercial Site Plan

Randy LaDieu presented to the Board conceptual plans for mini storage units and a retail strip on the site of the old Kirby's Motel.

Mr. LaDieu explained that they will be demolishing the motel units and keeping the front "office" building.

Mr. LaDieu then presented to the Board the drawings of the proposed storage unit buildings that they are planning to put up at the site and the proposed retail strip that will be on the north side of one of the storage units.

Mr. LaDieu stated that they have enough parking on site for the retail strip but they are not proposing parking for the storage units. Mr. LaDieu stated that Mr. Gollel owns several of these type of storage unit sites and parking is not needed at the sites. As the renters usually pull up to their unit, unload their property and then leave. Mr. LaDieu asked the Board if they would not require parking for the storage units as they did not want to have to put it in.

Mr. LaDieu stated that they will have some restrooms in the proposed buildings but the septic system that is on site is oversized (it was constructed for a restaurant) and they will not be needing to put in a septic system, that the topo is being done at the site and that they will have the drainage design on the next set of plans, that the existing office will be used to rent the storage units, that they will be combining the two front tax account numbers into one tax account number (the back tax account number will remain separate, as it already has storage units on it), that they are looking at the pond that is on site and will be revamping it to bring it up to date to meet the current storm water requirements and that they will be keeping the existing parking on the north east portion of the property.

4671 & 4675 Ridge Road West Continued:

Jack Barton stated that parking requirements are a Zoning Ordinance and if the applicants want to vary from the Ordinance they would need to apply to the Zoning Board of Appeals for a variance.

A discussion was held on the applicants request to “bank” parking. Mr. Gollel stated that in other Towns have allowed him to draw the parking area in on the plans but not put the parking area in but the space is reserved for future use if the parking is required. There are 46 parking spaces in the north west corner of the site which the applicant will be keeping for the retail strip and will meet the requirements for parking. Mr. LaDieu stated that there are 31 spaces located on the northeast side of the property that they will be leaving intact and thought that they could use those for the storage units.

A discussion was held as to how many parking spots will be needed for the storage units, a rough estimation was 52 space will be needed for the storage unit buildings.

A lengthy discussion was held on parking.

Tod Ferguson asked if they applicants were planning on merging all three properties into one tax account number. Mr. LaDieu stated that they will be merging the front two tax account numbers into one tax account number but the back (south) tax account number will remain an individual parcel.

Mr. Ferguson asked what the outside of the proposed storage units will look like. Will they be the same as the proposed retail building that they had shown. Mr. LaDieu stated that they would not that they would be masonry and wood structures with a peaked roof with several overhead doors.

Mr. Ferguson asked what type of outdoor lighting is being proposed for this site. Mr. LaDieu stated that they will be using 20 foot high halogen lights in the retail area and the storage units will have individual “packs” on each building. A discussion was held on lighting.

The Board discussed with the applicant the need for a hydrant or a dry hydrant.

Mr. Harner asked what restrictions are placed on what can be stored in the units and who “policies” what is placed inside the units. He is concerned with individuals storing illegal items or hazardous materials in the units. Mr. Gollel stated that he has the individuals sign a lease and these items are prohibited on the lease. There is a certain amount of “policing” on the items placed in the units. He has been doing this for several years and has several of these sites around town and has only had one fire in one unit over the years and no problem with prohibited materials in the units.

The Board agreed conceptually with the plans and to have the plans sent out to the referral agencies for their comments and concerns. The Town will investigate “Banking” parking spaces. A variance may be needed.

5090 Ridge Road West Callahan's Lawn Care Commercial Site Plan

Brian Sorochty presented to the Board plans for a building to be placed on the back portion of this property to be used as a Lawn Care service site.

Mr. Sorochty stated that the property is located on the north side of Ridge Road, approximately 1600 feet west of Union Street, that the property is zoned General Commercial and Rural Residential, that all the work being proposed will be in the General Commercial zoned property, that the property as shown is made up of three tax account numbers but they are proposing to make it two tax account numbers, one parcel will contain the existing home and the balance of the property will be for the lawn care business and that the building will have public water and a septic system. This proposal will eliminate 2 non-conforming lots which are landlocked.

Tim Harner stated that he lives a short distance from this site and wants the engineer to make sure that he takes a good look at the traffic for this site as he is concerned with the traffic flow in the area and the potential for accidents.

Tod Ferguson asked if the applicant had any further plans for developing the proposed lot 2. Mr. Sorochty stated that they had no further plans at this time as lot 2 is basically "land locked".

Mr. Ferguson asked if the applicant is planning on putting in a detention pond for drainage. Mr. Sorochty stated that with the drainage calculations that they have computed they are well below the threshold that would require a pond.

Jack Barton stated that the home shown on the plans is pre-existing and that the lot size will need to meet the minimum lot size for an acceptable use in the General Commercial zoning district.

Mr. Ferguson asked if anyone will be living in the home. Mr. Sorochty stated that the home will be occupied by the owner.

Mr. Ferguson asked if the applicant is proposing any signs for the business. Mr. Callahan stated that they are not proposing any signs as this site will not be used for customers, that the building is basically to store equipment and to run business. They will be cleaning up the house, putting on siding, a new roof and sprucing up the landscaping.

Mr. Barton stated that the building is proposed to be majority of storage. An office with accessory storage use is allowed in this area.

Mr. Barton stated that the driveway/road will need to be stationed.

A discussion was held on whether the building would need sprinklers or a dry hydrant. The applicant was going to get the measurement from the back of the proposed building to the road to the Building Department. Mr. Barton stated that if a pond would be required for this site, in the past the Board has allowed for the pond to be constructed in the residentially zoned area of the property.

The Board agreed conceptually with the plans and to have the plans sent out to the referral agencies for their comments and concerns.

MISCELLANEOUSE and B Webster Subdivision Lot #2 200 Spencer Road

Christian Payment presented to the Board plans for Lot #2 of the E and B Webster Subdivision that they had previously approved back in 1992 for an update of their approval.

Chairman Ed Fuierer asked if there was public water on Spencer Road. Mr. Payment stated that there was none that is why the lot is designed as shown so that they have an access strip to Peck Road to hook up to the water line.

Mr. Payment stated that they are proposing to place a 1663 sq. ft. ranch home on the property.

Jack Barton stated that the home may have to be pushed forward to meet the minimum set back from the rear property line. A discussion was held on the set back requirements for this site. It was decided that when the house plans were dropped off at the building department a thorough review would take place on the plans. Mr. Payment stated that he would like to keep the consistency of the subdivision and keep his house somewhat in line with the other homes already existing.

Mr. Barton stated that the applicant would have to get an updated approval from the Health Department for the septic system.

A motion was made by Tod Ferguson and seconded by Rick Holden to grant an updated approval for lot #2 of the E and B Webster Subdivision. Motion carried unanimously 5-0.

Review of Requested Changes to Site Plan Requirements

Jeff Mullen, Assistant Chief, Hilton Fire Department reviewed with the Board the questions that Tod Ferguson had email regarding the changes.

A lengthy discussion was held on the exact psi that the fire department would require. Asst. Chief Mullen stated that there were several factors that would need to be known before he could give an exact number. Ideally 60 to 80 psi at the structure and 150 psi at the road would be required. Asst. Chief Mullen stated that he would contact the other two departments and ask them what their requirements for psi would be.

A discussion was held on the turn around surface that should be required. Asst. Chief Mullen stated that the departments all agreed that as long as the surface could withstand the 76 thousand pounds that the trucks weighed they were not concerned with what type of surface it was. But he cautioned that the surface should be able to withstand the water that escapes from the trucks when they are pumping water and not wash out from this water.

A discussion of proposed dry hydrants was held and the location of dry hydrants. Asst. Chief Mullen stated that the hydrant should be no further than 50 to 100 feet away from the structure and would prefer that the hydrant is located 5 to 10 feet off the driveway.

Plan Requirement Changes Continued:

A discussion was held on the bump outs for the driveways. Asst. Chief Mullen stated that the largest truck is 8 ½ feet wide x 33 feet long and is 10 feet wide mirror to mirror. Would like to see the bump outs at least 12 feet wide and 35 feet long (on a straight section of the driveway) with tapers after 35 feet.

Asst. Chief Mullen stated that the driveways should have a reinforced section no smaller than 20 feet wide and 100 feet in span, as the ladder truck when the “pads” are out are 16 feet wide.

Asst. Chief Mullen stated that he would find out the optimum pressure that all three departments would like to have, the vertical draft and horizontal draft for dry hydrants and get back to the Board with this information.

Village of Hilton

Larry Gurslin, Mayor passed out a Land Use Amendment booklet for the Village of Hilton.

Mr. Gurslin stated that he would like to have more communication between the Town and Village Planning Boards.

Mr. Gurslin stated that there are nine (9) stub streets in the Village of Hilton and because of poor planning in the past they do not connect to any streets in the Town and he would like to make an overall master plan so that in the future development would connect these stub streets with future streets.

Mr. Gurslin reviewed with the Board the duties of the Village Planning Board.

Mr. Gurslin reviewed with the Board the Village’s Land Development Corporation and what it does and what it is planning for the future of the Village.

Mr. Gurslin asked if the Town receives the minutes from the Village’s meeting. Mr. Barton stated that they do usually get one a year. Mr. Gurslin stated that he would like to make sure that they receive a copy of every Board minutes. Mr. Barton gave Mr. Gurslin the Town’s email address.

Mr. Gurslin reviewed with the Board a map of the Village of Hilton and the previous developments in the Village.

Mr. Gurslin would like to have a committee put together, consisting of some Town Planning Board members and Village Planning Board members to put together a “vision” of what the Village and Town overall master plan should be.

Mr. Gurslin reviewed traffic flow in and out of the Village.

Mr. Gurslin asked the Board for any thoughts they may have for this mini-master plan/guide for future development in the Town and Village. Will it have any merit for the Village or Town, will it help with traffic/sewer and water districts?

Village of Hilton

Chairman Ed Fuierer asked if the water and sewer lines were run and managed by the Village or the County. Mr. Gursslin stated that the Village has control of these lines.

Jack Barton asked if the Village was pretty much developed at this point. Mr. Gursslin stated that Unionville Should be done in three (3) years and that would pretty much complete all the possible development in the Village.

A discussion was held on side walks.

A motion was made by Bob Pelkey and seconded by Tim Harner to approve the minutes of the July 6, 2006 meeting as presented. Motion carried unanimously 5-0.

A small discussion was held on Mr. Gursslin's suggestion/request.

There being no further business, **a motion was made by Rick Holden and seconded by Bob Pelkey to close the meeting at 8:50 p.m. Motion carried unanimously 5-0.**

Respectfully submitted:

Maureen L. Werner
Recording Secretary