

TOWN OF PARMA PLANNING BOARD
September 6, 2007

Members Present:	Chairman	Ed Fuierer
	Acting Executive Secretary	Bob Prince
		Rich Holden
		Tod Ferguson
		Tim Harner
		Bob Pelkey

Public Present: Amy Cross, Larry Cross, Michael Adams, John Adams, Diane Boothe, John Boothe, Kris Schultz (Schultz Associates)

The meeting was called to Order by Chairman Ed Fuierer at 7:05 p.m.

MISCELLANEOUS

5071 Ridge Road West Fill Permit

Amy & Larry Cross requested a fill permit to create a possible driveway for a future house. The fill area is located roughly 435 feet south from the edge of their lot and route 104. Fill would be partly provided by increasing the depth of an existing pond on the property. Amy Cross stated, "this is at a very early stage and there are no immediate plans to build but are considering". The board discussed these issues and advised Amy and Larry to contact the Monroe County Soil and Water Conversation District to obtain information on pond development and modifications to the existing pond.

Rich Holden stated there are no problems with adding the fill but Amy & Larry Cross need to realize any future changes are required to be presented to the Parma Building Department and if necessary to Parma Planning Board. It would be in their best interest to meet some of these requirements now before they spend their time and money. Otherwise, this could result in removing and making more changes to their property to meet required building codes.

Tod Ferguson stated this is not an approval for a road, driveway or building lot and that the area would require seeding for erosion control. The Crosses need to provide engineered data to ensure storm culverts are properly sized and installed correctly.

A motion was made by Tod Ferguson and seconded by Rich Holden to grant a 90 day fill permit. Motion unanimously carried (5-0)

JOHN ADAMS SUBDIVISION 292 & 296 PARMA CENTER ROAD

Kris Schultz presented to the Board plans to revise the property lines for this subdivision which showed a portion of Lot #296 be combined with Lot #292 with existing house and frame garage forming 5.025 Acres.

The Board discussed the extension of property line on the east side of Lot# 292 and felt it was acceptable. A variance is needed for the Frame Barn on Lot# 296 for the set back to the property line.

A motion was made by Rich Holden and seconded by Tim Harner to subdivide lots 296 and 292 forming 5.025 Acres. It is under our advisement that an application be

sent to the Zoning Board of Appeals to obtain a variance on Lot # 296 for existing Frame Barn due to the creation of new property line. Motion carried unanimously (5-0).

BOOTHE SUBDIVISION

103 & 109 DUNBAR ROAD

Kris Schultz presented to the Board plans to revise the property lines for this subdivision which showed a portion of Lot #103 with existing house and accessory garage are combined with Lot #109 forming 7.889 Acres.

A motion was made by Tim Harner and seconded by Bob Pelkey to subdivide Lot #103 and Lot #109 forming 7.889 Acres. Motion carried by unanimously (5-0).

Rezoning Request

8 Properties

Bob Prince read Parma Town Zoning Article 1 subsection 165-7 of Parma Town Code.

Todd Ferguson, Rich Holden & Tim Harner stated by extending existing zoning of Highway Commercial of route 104 would be within compliance with Parma Town master plan.

Public comments - Amy Cross stated that this would be good and possibly bring in different businesses and maybe a grocery store.

A motion was made by Tod Ferguson and seconded by Bob Pelkey that the Parma Town Board consider rezoning 5057, 5063, 5067, 5071, 5083, 5087, 5092 & 5095 Ridge Road West to Highway Commercial. We consider this to be consistent with the Town Master Plan and are a logical extension of the Highway Commercial zoning districts to the west. The properties are currently zoned General Commercial.

A motion was made by Tim Harner and seconded by Tod Ferguson to accept the minutes of August 20, 2007 as presented. Motion carried unanimously (4-0), Bob Pelkey absent.

There being no further business, a Motion was made by Tim Harner, seconded by Rich Holden , to end the meeting at 8:20 pm. Motion unanimously Carried (5-0)

Respectfully submitted,

Bob Pelkey
Acting Recording Secretary