

**TOWN OF PARMA
PLANNING BOARD
OCTOBER 3, 2013**

Members present:

Chairman
Executive Secretary

Tod Ferguson
Jack Barton
Bob Pelkey
Steve Aprilano
Mark Acker

Member Absent:

Mike Reinschmidt

Public Present: Kris Schultz (Schultz Associates)

Meeting started at 7:04 p.m.

NEW BUSINESS

212 DEAN ROAD SUBDIVISION 2 LOTS at 4704 Ridge Road

Kris Schultz stated that the owner of tax account number 57.04-2-027 is looking to cut off a 2.15 acre lot along Dean Road from the original 131 acre lot.

The proposed lot will have 100 foot frontage and will be in a "T" shape. Because this lot is "T" shape it will be considered a flag lot within the Town of Parma code. The property is located in a rural residential zoned area and because of being a flag lot the applicant will need to go to the Zoning Board of Appeals to apply for a variance.

Mr. Schultz stated that he knows that a variance is needed but would like to get the plans out to the referral agencies now, so that he can get the process started for his client. Chairman Ferguson stated that if the Board did allow this to happen and the Zoning Board of Appeals denied the application for variance the applicant will be responsible for any fees incurred for the reviews. Mr. Schultz stated that he was aware.

A discussion was held in regards to why the proposed lot would be considered a flag lot. Mr. Schultz added his thoughts as to that the regulation for flag lots meant.

A discussion followed on the easement from Ridge Road to this property.

A discussion was held on the future plans of the property.

212 Dean Road/4704 Ridge Road W Continued:

A discussion was held on the site work that had been started. Mr. Schultz stated that they were checking on the existing leach system to see what needs to be done to the system so that it can handle the proposed upgrades for the site. And that plans will probably be submitted after the first of the year.

Steve Aprilano asked if the issue with clearing of the neighbor's property has been taken care of. Mr. Schultz stated that the applicant and his attorney are working to get this taken care of.

Chairman Ferguson asked about the stream corridor EPOD that runs across the front of the property. Mr. Schultz stated that the stream is actually across Dean Road and the stream corridor is measured from the bank of the stream and this property is within the width of the stream corridor.

Mark Acker asked if there was a hydrant on Dean Road. Mr. Schultz said yes, he thought it was placed on the plan but it seems that the nearest needs to be placed on the plans.

A discussion was held in regards to allowing conceptual plans being sent out prior to any variances being granted, if needed. Mr. Schultz stated that they did not plan on starting work on the site till after January 1st, so there was really no reason to not wait until the Zoning Board of Appeals had made their decision. Mr. Schultz stated he would like to get the plans out to the referral boards so that if any "issues" arise at the referral agencies, he will use this time to address them.

The Board agreed with the plans conceptually and gave their approval to have the plans sent out to the referral agencies again reminding Mr. Schultz that if any fees are incurred and the applicant does not get the applied for variances the applicant will still be responsible to pay for those fees.

CONTINUING BUSINESS

Sports DomeRidge Road West

Mr. Schultz wanted to address the Board on the progress of work being done at this site.

Mr. Schultz stated that the applicant is close to being done with the SWPPP requirements and is close to closing out the SWPPP application. There is one issue that needs to be addressed before the application can be closed out. A storm water maintenance agreement needs to be in place because of the proposed ponds. The

Sports Dorm Continued:

pond is going to put in with the last phase of site plan. The storm water maintenance agreement will set out a legal description of the pond and because there is no pond it is impossible to set out a legal description to put on a storm water maintenance agreement.

Mr. Barton stated that the SWPPP was approved with the pond and is asking Board how they would like to address this.

A discussion followed and the Board agreed that it was appropriate to close the SWPPP on this application, that the storm water maintenance agreement is to be completed once the pond has been constructed, and when the next phase is opened the SWPPP needs to have a statement that the storm water maintenance agreement needs to be addressed.

Mr. Schultz stated that he had planned to have a note put on the Notice of Termination of SPDES permit.

Mr. Barton stated that he had Mr. Schultz bring this to the Board's attention so that they were aware of what was being proposed and that they were in approval of the same.

A discussion was held on the SWPPP and Notice of Termination of SPDES permit and process for closing application.

Chairman Ferguson stated that the Board agreed to phasing of this project in its minutes so they are okay with the storm water maintenance agreement being done once the pond is completed with the caveat that a new SWPPP must be opened up when the next phase of the project is started.

MISCELLANEOUS

5520 Ridge Road West

Jack Barton stated that the site now has a tenant. The building department reviewed the approved site plan with the tenant and let him know what needed to be done. The tenant has put in the oil and water separator and the concrete that was poured over the drains in the building has been removed. The issue that needs to be addressed is that the cars are not parked where the approved parking spots are.

The tenant is going to go back to the Zoning Board of Appeals and asked for a reduction in the customer parking spaces and an increase in the display spaces. Mr. Barton asked the Board that if the applicant is successful in getting the numbers

5520 Ridge Road West

changed in parking spots will the applicant will need to come back to have the Board approved for the change in the spots.

After a discussion the Board agreed that as long as the spots are on the impervious surface, striping does not make a difference. There would be no need to come back to the Planning Board.

4658 Ridge Road

The Engineer wants to get back for final approval. Mr. Barton passed out the proposed final maps.

Mr. Barton reviewed with the Board that:

- 1. The fire lane signs are more than 40 feet apart.
- 2. The fire lane radius.
- 3. Fire code and turn around as hammer head.

A discussion followed on what the Board will would like to see. The Board agreed that they were okay with the proposed plans. They stated as long as the fire lane notices are no more than 40 feet apart a combination of fire lane notices may be used to meet the Town Code and the radius needed for emergency vehicles does not impede into parking spaces. A note needs to be added that approved sprinkler system will be installed in structure.

A motion was made by Steve Aprilano and seconded by Mark Acker to approve the September 16, 2013 meeting minutes as presented. . Motion carried unanimously 4-0 (Mike Reinschmidt absent).

There being no further business, a motion was made by Bob Pelkey and seconded by Mark Acker to end the meeting at 7:45 pm. Motion carried unanimously 4-0 (Mike Reinschmidt absent).

Respectfully submitted,

Maureen L. Werner,
Recording Secretary