

Town of Parma Planning Board

July 19, 2021

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Mark Lenzi

Mark Acker

Ray Wenzel (alt)

Mike Reinschmidt

Daryl Maslanka

Members absent:

Bob Pelkey

Public Present: Kris Schultz

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

The meeting minutes from June 3, 2021, were reviewed. There being no corrections or questions, **Mike Reinschmidt made a motion to approve the Town of Parma Planning Board Meeting Minutes from June 3, 2021, as presented. Seconded by Ray Wenzel. Motion approved unanimously 5-0 (Bob Pelkey absent).**

The meeting minutes from June 21, 2021, were reviewed. There being no corrections or questions, **Mark Acker made a motion to approve the Town of Parma Planning Board Meeting Minutes from June 21, 2021, as presented. Seconded by Daryl Maslanka. Motion approved unanimously 5-0 (Bob Pelkey absent).**

Subdivision

34 lots

Section 10 Wilder Estates

Kris Schultz presented to the Board updated plans showing the addition of an Emergency Vehicle access road off Wilder Road. This will have a gate with a lock box, the gate remaining locked until needed. Kris told the Board that with the letter, dated 11/4/2004 from Lacey Katzen (see attached), the original zoning that was present when this subdivision was approved is no longer appropriate now as the Town has updated the zoning in the area. He states that with the access road, according to the Town Code, the number of units that is being proposed on the dead-end street, 34 on 18 lots, is appropriate. There will be 2 single townhomes one on lot 9 and one on lot 18. The rest will be side by sides with each side having its own lot. He states that he discussed the gated access road with the Fire Chief, and he agreed with this. The gate would be left open on the inside where the townhomes are located which could provide extra parking on the street if needed.

The Board still have the following concerns:

They would like to see a drawing showing townhomes on the south side of the street, and private homes on the north side. They are concerned about how the back of the townhomes will look for the existing private family homeowners. Concerns also about accessory structures such as a pool, swing sets, trampoline, sheds, etc.

Kris advised the Board that the back of the townhomes will look like the back of a single-family home to the other residents. He stated that these will be geared and marketed to people over 55 and there should not be any issues with accessory structures. The owner will be maintaining all the properties, as these will be rented. There will not be a need for anyone of the owners to have a lawnmower or tools for yard maintenance, snow clearing, etc.

The Board does not want all the townhomes to look exactly alike, there should be architectural variations.

Kris stated that they will not all look the same, there will be variations in style.

The Board is concerned about the density in a small area regarding traffic, within the subdivision and on Wilder Road.

Kris presented to the Board a traffic study that was done on 9/9/2020 by the SRF group (see attached). They did not feel that there would be any worrisome increase in traffic either within the subdivision or on Wilder Road.

The Board questioned drainage?

Kris stated that the large pond in the northeast corner should handle any additional drainage from this section.

The Board is concerned about these buildings being rentals within a residential single family home subdivision. They are also concerned about the view from Wilder Road. They asked how this will be developed?

Kris stated that they would be installing some type of visual barrier on the Wilder Roadside of the road. They have no definite plans at this time as to what this will be.

The Board stated that they would like to see some type of berm with landscaping on it.

The Board stated that they would like the plans sent to the Town's lawyers, Town Engineer, Fire Chief, before giving the okay to have plans sent out for comments. Therefore, **Mark Acker made a motion to table Section 10 Wilder Estates subdivision plans for future discussion. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0 (Bob Pelkey absent).**

There being no further business to discuss, Daryl Maslanka made a motion to adjourn the meeting at 8 pm. Seconded by Mark Acker. Motion approved unanimously 5-0 (Bob Pelkey absent).

Respectfully submitted,

Diane Brisson,

Town of Parma Planning Board Secretary