

Site Plan One Lot 130 Ferguson Drive

Kris Schultz presented to the Board plans for this one lot housing upgrade. The new house will be built on the same footprint as the existing home. The existing home will be moved. The home is not in the floodplain. The new home meets the current flood zone height and codes. There is a pre-existing garage on the property. The Board questioned where or not this meets the accessory structure Town Codes? Luke advised that it is pre-existing, 2 car garage, and does appear to meet town code. Kris stated the plans had already been sent to the Town Engineer. There will be shared drainage along the lot line with 144 Ferguson drive. There will be minimal fill required for this project. The Board asked that the amount of fill be placed on the plans. As this is a replacement house with no changes to utilities or the footprint of the home, there is no need for a motion to approve or a public hearing. Once the final mylars have been received, the chairman will sign off on them.

Site Plan One Lot 5325 West Ridge Road

Kris Schultz presented to the Board the current plans for this garage to house classic cars on this site for discussion prior to the Zoning Board of Appeals meeting on 1/16/24. There is an existing home on the site that will remain. The proposed measurements are 72 feet by 65 feet and a total height of 27 feet. Kris stated that there will be 2 hoists with lifts for cars, one will be 14 foot and one will be 16 foot.

The Board had concerns which are numbered below:

1. This is currently zoned as Commercial. As it has an existing home on it, it is a nonconforming use.
2. This is a corner lot with frontage on both Trimmer Road and West Ridge Road. With the frontage on Trimmer Road, the current plans would place the building in front of the home which is not in compliance with the Town Code.
3. The size of the building is much larger than the Town Code of 12 ft for an accessory building.
4. There is currently a line of pine trees that buffers the property on Trimmer Road. The Board asked if Kris knew the height of that tree line. He stated that he did not and advised that the owner is willing to add another line of trees to help with the buffering. Kris stated that would get the information on the current height of the trees. The Board’s concern was that the height of the building is 27 feet, they would like to make sure that the trees will totally buffer the building.
5. The board had questions about lighting? Kris advised the lighting would be over access doors only and the lamp lamps would be shining straight down.

Discussion ensued on all of these points. The board was then polled by chairman Ferguson on the following issues:

The square footage of the building.	4 yes	1 no
The height of the building.	5 no	
The height is too tall.		
Moving the building back.	5 no	

 This would solve the issue with the building being in front of the existing home.

Due to the concerns from the Board regarding the dual frontage, codes, and nonconforming use, Chairman Ferguson stated that they would hold comment until they had had an opportunity to speak with the Town Attorney. A memo was presented to the board from Kris Schultz which originated from the Town Attorney regarding this project. A reviewing the memo, Chairman Ferguson still wanted clarification on what was presented and asked to meet with the Town Attorney.

There being no further business to discuss, **a motion was made by Daryl Maslanka and seconded by Ray Wenzel to adjourn the meeting at 8 pm. Motion carried unanimously 5-0.**

Respectfully submitted,

Diane Brisson, Recording Secretary

Town of Parma Planning Board

Electronically signed 1/21/24 at 1:30 pm