

Planning Board Minutes of February 10, 2014

Present:

Brian Perry, Chairman
Daniel Kowalik
Robert Anderson
Richard E. Forrestel
Mary Jane Shonn
Brian Murray, Alternate
Don Shonn, Attorney
Michael Borth, Code Enforcer
Paul Bowers – Wm. Schutt & Associates
Jon Cummings – Public Works Manager

Absent:

Meeting Began: 7:01 pm.

Chairman Perry opened the meeting with a welcome to everyone.

RESOLUTION duly moved by Forrestel and seconded by Anderson to approve the minutes of the Planning Board Meeting of December 3, 2013. Carried unanimously

Code Enforcement Update –

Code Enforcement Officer Michael Borth reported that he had a meeting with Thomas Kelkenberg regarding 66 Main Street. Mr. Borth reminded Mr. Kelkenberg that he still needed the drawings for the first floor restaurant and discussed new building codes that would be in force going forward for this project. Also the fence in the front of the building has been removed.

Enforcer Borth reported issuing several violations and warnings regarding un-shoveled sidewalks throughout the Village including the Business District.

The update at 64 Skyline Drive is that the potential buyer boarded up the house and placed “no trespassing” signs on it. All the utilities have been shut off and the Police have been closely monitoring the property for signs of trespassing.

Lastly, Enforcer Borth has a meeting tomorrow with RPW Holdings regarding the sprinkler system that burst at 15 Main Street. Several inspections such as a mold inspection and an electrical inspection need to be done.

Kurt Schie – Rezoning of 42 Jackson Street

Kurt Schie along with his legal representative Mark Romanowski came before the Board to explain that the original request to re-zone 5.9 acres from R-3 to I-2 has been withdrawn and a new scaled down application to re-zone the entire 18 acres from R-3 to I-1 has been submitted. The new application would include adding another pole barn, enlarging an existing building and broadening the driveway/entryway from 10 feet to 20 feet, enabling tractor trailers to park there instead of along Jackson Street. The site will still be used for Mr. Schie’s company called WoodMaxx Power Equipment Ltd. where assembly, storage and distribution of power equipment and related office functions will be performed which are proper uses for an I-1 zone. The company does not produce hazardous waste or create excessive noise and will have a very limited effect on the traffic flow on Jackson Street. The parcel is adjacent to another I-1 Zone. The site has a long history of industrial use, including a steel scrapyards and a canning factory, and it contains remnants of that use, so it is not well-suited for residential development. The proposed re-zoning would permit only limited industrial use, and it preserves the Villages’ discretion over future development in that a Special Use Permit is required.

Planning Board member Mary Jane Shonn recently met with Kurt Schie and toured the location at 42 Jackson Street. She reported that the area was very clean and well taken care of, there was no noise to speak of and pine trees lined the driveway. Chairman Perry and member Richard Forrestel also visited the site in the past and found the same conditions.

Village Attorney Shonn stated that this meeting is to review the site plan and forward approval or denial of the re-zoning to the Village Board.

Residents Richard Komroy from 54 Jackson Street and John Noce from 59 Jackson Street came before the Board with regards to the petition they presented to the Village Board against the re-zoning of 42 Jackson Street to an Industrial zone. Mr. Komroy who lives to the west of 42 Jackson Street is concerned about the noise and increased traffic from several tractor trailers, water trucks, FedEx trucks, supply trucks as well as UPS trucks in and out of 42 Jackson Street from 8 am through to 5 pm. At one point a tractor trailer parked in front of his home. He also stated that unsightly piles of junk are visible from the bike path which runs along Mr. Schie’s property. He indicated that he realizes Mr. Schie has re-applied for I-1 zoning as opposed to the I-2 zoning in the original application. He will supply a new petition for the new application if needed. Mr. Noce’s concerns are mainly regarding the traffic along Jackson Street. In addition to the new Cornerstone Subdivision, as well as Mr. Schie’s business the traffic will only increase. He also has concerns regarding the water run-off from the new building and addition. He recommended that Mr. Schie should move his business onto his property on Hake Road which is currently zoned I-1.

Mr. Schie's response to the complaints were as follows: The property in question had been zoned industrial up until the new comprehensive plan which changed it to R-3 back in 2005. If the property would have been developed with apartment complexes, the traffic would have increased dramatically and continued throughout the day and night. The truck traffic is only during the business hours of eight to five Monday through Friday and only consisting of two tractor trailers a day. Enlarging the driveway will enable trucks to pull off the road onto his driveway if they need to wait to unload or load.

RESOLUTION duly moved by Shonn and seconded by Forrestel to recommend to the Village Board the re-zoning of the balance of the 18 acres of 42 Jackson Street from R-3 to I-1. Carried Unanimously.

Akron Village Commons –

Village Engineer Paul Bowers wanted to update the Planning Board on the Akron Village Commons Subdivision. Mr. Bowers stated that he received a set of plans that included the phases and the tree plan. Mr. Bowers also stated that he had forwarded a letter of comments to AVC's engineer Mike Metzger and Mr. Bowers has received the response letter back from Mr. Metzger. Chairman Perry requested that a copy of the letter be sent to all Planning Board members for review. Members did review and have discussion regarding the new plans.

Training:

Meeting adjourned at 8:44 P.M. on a motion from Kowalik and seconded by Anderson. Carried Unanimously

Next Planning Board meeting: Monday, March 24, 2014

Submitted by:

Brian Perry, Planning Board Chairman