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Planning Board Minutes of March 19, 2018

Present:

Brian W. Murray, Chairman
Daniel Kowalik
Robert Anderson
Gregg Brown
Michael Borth – Code Enforcement
Jon Cummings – Public Works Manager
Edward Schiller - Engineer

Absent:

Mary Jane Shonn
Todd Glassman - Alternate

Meeting Began: 6:28 pm.

Chairman Murray opened the meeting with a welcome to everyone.

RESOLUTION duly moved by Anderson and seconded by Kowalik to approve the minutes of the Planning Board Meeting of December 6, 2017. Carried unanimously

Kurt Schie – 42 Jackson Street – Warehouse expansion project

Chairman Murray invited Kurt Schie along with his Contractor, Christopher Streng from Kulback's Inc., to the table to explain their proposed building. Mr. Schie stated that he is proposing to build a 36,860-sq. ft. metal structure. The building would be 20' high to keep a low profile in the area and would include a 3,000-sq. ft. office space and a covered three bay loading dock. The building would be for manufacturing purposes and storage. He would be adding 3-phase electric and would also have to extend the waterline from Jackson Street or the Westgate Apartment area to service the new building's sprinkler system. He estimated the new expansion would bring at least 15 employees within the next five years.

Code Enforcement Officer, Mike Borth, stated that he has met with Mr. Schie along with Public Works Manager, Jon Cummings, to discuss the water line situation relating to bringing water to the new building, sufficient fire hydrant coverage for the complex and possibly creating a waterline loop in that area for better pressure and redundancy.

Chairman Murray had several questions regarding drainage, truck traffic and maintaining a natural buffer to the bike path, fire suppression and the proposed waterline connection.

Mr. Schie replied that he will be obtaining a Civil Engineer to draw the plans for the expansion including a Storm Water Management Plan for the entire complex. He explained that with the three-bay loading dock a trailer can be station there until it is completely full, which would cut down the amount of trucks entering the complex. He added that as in the past he would maintain the surrounding natural vegetation to act as a buffer from the bike path and maintain the property in a clean and orderly fashion. He also mentioned that the business hours would continue to be from 8:00 am – 5 pm Monday through Friday.

After a lengthy discussion the Planning Board agreed to send a letter to the Village Board

RESOLUTION duly moved by Brown and seconded by Anderson to approve the following four items to be presented before the Village Board in regards to the Kurt Schie project request:

- 1.) Proposed municipal water line tie-in for fire protection. Kurt advised the Board about the private waterline (8" located in the Westgate Apartment cul-de-sac) he has that services his apartments on Westgate. It was suggested by Village Engineer Ed Schilling, for the Village to check their records as to the ownership of this line. Suggestion to have Kurt's Civil Engineers to develop a design for the tie-in of his fire protection line (minimum 8") to his buildings, along with the required RPZ's etc. A letter should be sent to the Village Board from the Planning Board, explaining this discussion, and that Code Enforcement Officer Borth; DPW Superintendent Cummings and Village Engineer Schilling would update the Board and have as a future agenda item, to move this project forward. The monies for this looped tie-in are presently not in the Current Budget.
- 2.) Once the details of the fire protection line are worked out by the Village, a memorandum of understanding should be sent to Kurt, with copies to the Village Board and Planning Board, indicating the line location, RPZ placement and project responsibilities.
- 3.) Kurt Schie to have his Civil Engineers develop a Storm Water Management Plan for the entire developed site.
- 4.) A request to Kurt Schie to maintain a natural vegetation buffer of a minimum of 50 ft. along the bike path, for this project.

Carried unanimously.