



**Village of Akron
Planning Board
Work Session/Meeting Minutes
Monday, April 22, 2024**

Present: Chairman Brian Murray, Daniel Kowalik, Gregg Brown, Todd Glassman, and Code Enforcement Assistant Kevin Paquin.

Meeting: Started at 5:35 pm

Agenda Items:

- Planning Board Minutes from February 26, 2024: a motion by Daniel Kowalik and seconded by Gregg Brown to approve the minutes as presented. Approved.
- Michael and Brenda Regan – Nic’s Deli at 83 John Street - Side Yard Variance. Chairman Murray asked Assistant Code Enforcement Officer Paquin to explain the variance requested. Mr. Paquin stated that the Village Code reads that in an R-2 Zone a variance is needed to install a hood vent if it is within 10ft from the side yard. The building on 83 John Street sits right on the property line and right next to the Village sidewalk and easement. The hood vent would encroach that area. The vent would sit approximately 9’ high and approximately 8’ from the rear edge of the building. Mrs. Regan explained that there is not another option to install the vent. The Regan’s are opening up the deli that was previously there but will only have a griddle and electric stove, each requiring the need for a hood vent according to code. With no further questions, the Planning Board, with a motion from Gregg Brown and seconded by Todd Glassman, recommended this side yard variance to the Zoning Board of Appeals subject to satisfaction of the requirements of the Zoning Board of Appeals application. Approved.
- Derek and Candice DeYoung – 14 Sylvan Pkwy – Front and Side Yard Variance. Chairman Murray asked Assistant Code Enforcement Officer Paquin to explain the variance requested. Mr. Paquin stated that the Village Code reads that in an R-1 Zone a principal building must have a 40’ front yard setback. He stated that the DeYoung’s home already encroaches within that 40’, however, they would like to add a covered front porch that would need a variance. Mr. DeYoung mentioned that most of the homes on Sylvan Pkwy are not complying with the 40’ front yard setback so his porch would not be noticeably that different from his neighbors. The side yard setback is needed due to his principal attached garage, part of his existing house and deck are within 3.2’ of the side yard. Mr. Paquin further explained that when a non-conforming property requests a permit to make it even more non-conforming it is the duty of the Code Enforcement Officer to try and make it as safe as possible. This means that the portions of the garage, house that are within 3.2” of the property line will need to be fire rated. With no further questions, the Planning Board,

with a motion from Todd Glassman and seconded by Daniel Kowalik, recommended this front and side yard variances to the Zoning Board of Appeals subject to satisfaction of the requirements of the Code Enforcement Officer and the Zoning Board of Appeals application. Approved.

Miscellaneous: Chairman Murray gave a brief update about the Akron Manufactured Housing Community project. He stated a letter would go out to Stephen Development regarding all fees and documents needed before the Village Planning Board could move forward in approving the project and recommending it to the Zoning Board of Appeals for a Special Use Permit as per code.

Chairman Murray also gave a brief update on the Village owned lot on the corner of Clinton Street and Eckerson Avenue. The Legion is working with the Village to purchase or lease a portion of the vacant land.

Adjournment: There being no further business to come before the board this evening, a Motion by Daniel Kowalik and seconded by Gregg Brown to adjourn the meeting at 6:44 pm. Approved.

Next Meeting May 20, 2024 at 5:30 pm

Respectfully Submitted:

Brian W Murray
Planning Board Chairman