



July 31, 2024

ZONING BOARD OF APPEALS MEETING

Present: Timothy Morgan, Chairman
Bethany Willis
Mark Fogal
Nathan Witkowski
Jacob Halleck
Kevin Paquin, Asst. Code Enforcement Officer
Jayne DeTine, Village Clerk

Absent: Connor Borchert

Chairman Morgan opened the meeting with a welcome to everyone.

RESOLUTION to approve the meeting minutes of May 15, 2024. A motion by Nathan Witkowski and seconded by Mark Fogal to approve the minutes as presented. Approved.

The Zoning Board of Appeals met on this date at 7:15 P.M. to hear the application of:

Stephen Development came before the Board to request a Special Use Permit to allow development of a Manufactured Housing Community on the vacant land located on the corner of Hake Road and Clarence Center Rd (SBL# 47.18-1-34.111) in the Village of Akron which is in an R-3 zone and is required to have a Special Use Permit for this specific project.

The Clerk read the proof of publication and requested proof of required signatures and notifications of the neighbors within 200 feet of the parcel in question.

Chairman Morgan clarified the reason for this meeting, stating as part of the R-3 Zone in the Village Code, a Manufactured Housing Community is allowed in an R-3 Zone with a Special Use permit. (Chapter 165-30C(2)). This permit is just one of the many items needed by this Board, the Planning Board, and the Village Engineer for this project to move forward.

Noel Dill from Stephen Development gave a brief history of the project and what is being proposed today. A Manufactured Housing Community with 104 units and a clubhouse. Each unit will have 3 bedrooms, 2 bathrooms, and a 2-car garage ranging from \$235,000 up to \$300,000. It will be a 55 year and older community which will include the installation of the necessary utilities such as water, sanitary sewer, storm sewer, gas and electric. There will be two entrances/exits, one on Clarence Center Rd and the other on Hake Rd. He also mentioned that the entire property would have a thirty-foot buffer of trees/hedgerow to help with privacy issues for those moving into the park and for those existing homes outside of the park.

Over forty residents were in attendance with several concerns such as lower property values on their properties due to this proposed project, loss of the wildlife, the rural Village atmosphere, storm water/drainage concerns, higher taxes, traffic, strain on utilities and Police Department, higher electric bills, loss of privacy, noise and dust from construction, mitigation of established complaints regarding a nearby industry, costs of proposed units, questions regarding the Full Environment Assessment Form for this project, and lastly the fact that there are already many Mobile Home parks in the area.

Board Member Witkowski stated that the developer could have proposed a subdivision, duplexes, or even multi-unit apartment buildings for this property and would not have needed a Special Use Permit. Having the permit, which in the beginning will be renewed every year, will give the Village leverage to ensure the project remains within established codes and regulations.

In addition to the Special Use Permit the Manufactured Housing Community Project will also require a yearly license which allows the Code Enforcement Officer to ensure that all building and property maintenance codes are followed.

RESOLUTION duly moved by Jacob Halleck and seconded by Bethany Willis to close the Public Hearing at 9:05 pm.

Adopted:	Timothy Morgan	- Aye
	Nathan Witkowski	- Aye
	Bethany Willis	- Aye
	Mark Fogal	- Aye
	Jacob Halleck	- Aye

After a brief discussion the Board moved to approve the Special Use Permit for a one-year duration with conditions.

RESOLUTION duly moved by Nathan Witkowski and seconded by Bethany Willis to approve the Special Use Permit for Stephen Development to develop a Manufactured Housing Community on the vacant land situated on the corner of Hake Road and Clarence Center Road (SBL# 47.18-1-34.111) as per the recommendation of the Village Planning Board providing

all criteria from the Planning Board and the Village Engineer have been satisfied.

Adopted:	Timothy Morgan	- Aye
	Nathan Witkowski	- Aye
	Bethany Willis	- Aye
	Mark Fogal	- Aye
	Jacob Halleck	- Aye

On the motion of Bethany Willis and seconded by Nathan Witkowski at 9:13 pm this meeting was ADJOURNED.