

Town of Clarence
One Town Place, Clarence, NY 14031
Planning Board Minutes
Wednesday, September 18, 2024

Work Session 6:30 pm

Status of SEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 pm

Approval of Minutes

Item 1

Stephen Development
Industrial Business Park

Requests Development Plan approval for Phase 1 of a Conceptually approved industrial business park, as an extension of Research Parkway, at Wehrle Drive SBL 83.00-3-31.

Item 2

Stephen Development / OurGeneration LLC.
Industrial Business Park

Requests Development Plan approval of a Conceptually approved commercial solar photovoltaic system, within the Phase 1 extension of Research Parkway industrial business park, at Wehrle Drive SBL 83.00-3-31.

Item 3

Kimberly & Richard Worling
Residential Single-Family

Requests a Minor Subdivision of land to create one (1) new lot with frontage on Sawmill Road, to be split from 10680 Boyd Drive.

Chairman Robert Sackett called the meeting to order at 7:00 p.m.

Councilman Shear led the Pledge of Allegiance.

Planning Board Members present:

Chairman Robert Sackett
2nd Vice-Chair Wendy Salvati
Jason Geasling
Daniel Tytko

Vice-Chair Richard Bigler
Gregory Todaro
Jason Lahti

Town Officials Present:

Director of Community Development Jonathan Bleuer
Junior Planner Andrew Schaefer

Councilman Paul Shear
Deputy Town Attorney Steven Bengart

Other Interested Parties Present:

David Brown Michael Metzger Noel Dill Ellie Schechter Bruce Nisbet
Dan Leary

Motion by Gregory Todaro, seconded by Richard Bigler, to **approve** the minutes of the meeting held on August 21, 2024 as written.

Daniel Tytka Aye Jason Lahti Aye Jason Geasling Abstain
Gregory Todaro Aye Wendy Salvati Aye Richard Bigler Aye
Robert Sackett Aye

MOTION CARRIED

Item 1

Stephen Development
Industrial Business Park

Requests Development Plan approval for Phase 1 of a Conceptually approved industrial business park, as an extension of Research Parkway, at Wehrle Drive SBL 83.00-3-31.

DISCUSSION:

Mr. Bleuer introduced this project on Wehrle Drive SBL 83.00-3-31, which also includes frontage on Research Parkway.

It is an existing vacant 194-acre parcel located in the Industrial Business Park zone.

The applicant is requesting Development Plan approval for phase 1 of a Conceptually approved 11-lot industrial business park, as an extension of Research Parkway. Phase 1 of the industrial business park is proposed to contain six sublots, four of which are available for industrial development, while two are reserved for a solar photovoltaic system. Not included in phase 1; four sublots are reserved for a future phase 2, and one subplot has previously been built upon to accommodate the Dimar light manufacturing facility.

In October of 2022, the Town Board referred the proposal to the Planning Board. In November of 2022, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). In August of 2023, the Planning Board issued a Negative Declaration under SEQRA, Concept Plan approval of the 11-lot Industrial Business Park, the Dimar facility (one subplot of eleven), and the solar photovoltaics system (two sublots of eleven). Also in August of 2023, the Planning Board issued Development Plan approval of the Dimar facility, which has since been constructed. In February of this year, the Landscape Committee approved a final landscape plan. In August, the Engineering Department determined that the development plan meets all technical requirements.

The Planning Board has the authority to consider this Development Plan. An approval would constitute the final Board action prior to construction.

Future proposed uses for each approved industrial subplot are subject to full review and approval by the Town, including but not limited to an environmental review through SEQRA.

Noel Dill, Vice-President of Stephen Development was present to represent this project. Mr. Dill stated that they are very excited to move forward and bring in some new industrial development.

Mr. Lahti asked why this project was split in to two projects

Mr. Dill explained the history of the area and Research Parkway from 1980's to today. They broke it up to two because they wanted to make sure they can deliver what they have promised.

Mr. Lahti asked if they plan to end the road before Phase 2.

Mr. Dill responded that as shown in the engineering documents, there is a temporary turnaround that will be removed when they build the remainder of the road. It is strictly temporary to meet Town of Clarence requirements until they build Phase 2.

Mr. Dill said depending on how things progress, they may be able to build the entire thing from the beginning, which means they would be back to the Planning Board sooner rather than later.

Mr. Lahti noted that Mr. Dill mentioned they have spoken with potential tenants for the proposed project, and would him like to elaborate on that statement.

Mr. Dill responded that he would prefer to not disclose any additional information regarding potential tenants, aside from saying they have projects that they are working on. They will be more public once they have Planning Board approval.

Mrs. Salvati asked if the road extension will have street lights installed along it, she is concerned with lights being on all night long, and if they would be a nuisance for the residential area to the north.

Mr. Dill explained that there is a significant distance between the northern part of the Phase 2 cul-de-sac and those residents that are also on the other side of the bike path.

Mr. Todaro asked if there is any mitigation for road runoff where the road meets the wetland area.

Mr. Dill stated that the wetlands were re-surveyed by the Army Corp of Engineers last year and per a Supreme Court decision, it was determined that they were isolated. It has all been submitted to the Town of Clarence Engineering Department as part of the Development Plan review.

Mrs. Salvati asked Mr. Dill if he has any idea on possible timing for Phase 2.

Mr. Dill reiterated that depending on what developments take place, they may want to come back to the Planning Board to request Phase 2 approval to begin at the same time that Phase 1 begins.

In regards to Public Participation, the following residents spoke:

1. David Brown of 4585 Leyonstone Drive:

- does not agree with the distance involved as stated by Mr. Dill
- his property is right by the bike path and he feels it is too close for potentially 40 ft. high buildings
- putting in a berm and vegetation will not cover up seeing the tops of buildings
- not against the industrial park, only the proximity to the houses
- residents of Rock Oak were not notified of this at the first Town Board meeting because while they own their homes, the property is owned by the developer who never informed the residents
- feels there is a flaw in the town code that should include residences that are on leased property

Chairman Sackett noted that Mr. Brown's lot is opposite Phase 2 which is not under development or in front of the Planning Board tonight. The applicant was informed they have to be very careful when developing those lots because of their proximity to the residences nearby.

Chairman Sackett stressed that it is imperative people sign in when attending the meetings, as it assures that they are notified of any future meetings when their interest is indicated.

2. Bruce Nisbet of 4450 Shisler Road:

- referring to the map on the screen, asked what the blue boundary represents
- referred to previous slide, asked for clarification on an area shown

With no one else wishing to be heard, Public Participation was closed for this project at this time.

Mr. Dill returned to address the concerns, explaining that the line Mr. Nesbit referred to represents the solar area and the 100' offset from the Department of Environmental Conservation (DEC) Wetlands. The section where it comes up separates the two solar project lots, and the purpose of that is that there is a force main that runs from Clarence High School to the sewer plant that they needed to make accommodations for.

Mr. Dill noted that the first lot in Phase 2 that Mr. Brown questioned is a 6-acre lot, and each lot will need to have a full review. As the landowners, they are extremely cognizant of the property to the north. It is extremely significant to them, and they would not propose anything that would damage the value of their own property.

Mr. Dill explained that there is a significant distance between the cul-de-sac and the buffer on the south side of the bike path, plus the bike path, plus the buffer on the north side of the bike path.

Mr. Dill explained that any project they bring on that lot or the adjacent lot will need a full coordinated review prior to that project advancing. All they are doing tonight is requesting approval for the road and the subdivision lots.

Noting that Mr. Dill is in the unique position of being the property owner for both parcels proposed as well as the Rock Oak Subdivision, Chairman Sackett asked if they have meetings with the residents of Rock Oak, is there any structure there.

Mr. Dill responded, stating that they meet with a group of representatives for Rock Oak that are the liaisons for the tenants of Rock Oak. Mr. Dill added that they consider the solar farm aspect of this proposed development as a benefit for the residents of Rock Oak, because they will be able to save money on their electric bill.

Mr. Bleuer stated that mailed neighbor notifications are only one of several ways the public is notified of published agendas. Besides mailing to property owners in the nearby vicinity, they are also published and posted in the Town Hall campus as well as in the Clarence Bee and on the Town of Clarence website.

Mr. Bleuer added that the Planning Office is open daily from 8:00 a.m. to 4:30 p.m., is always staffed, and we are more than happy to take calls and discuss agenda items. We want people to know of the agenda items, and we do everything possible to achieve that.

Referring to the question as to what the blue boundary lines were, Mr. Dill stated that it is the land purchased from Greatbatch in 2022, and it is the parent parcel.

ACTION:

Motion by Jason Lahti, seconded by Richard Bigler to **approve** the Stephen Development Research Parkway Extension **Phase 1 Development Plan**, located on Research Parkway, SBL 83.00-3-31, per the submitted drawing by Metzger Civil Engineering, dated August 1st, 2024, with the following conditions:

1. Compliance with requirements of the Town of Clarence Engineering Development Plan Review Letter, dated August 20th, 2024.
2. Compliance with the requirements of the Town of Clarence Building Department Fire inspector, Clarence Fire District, & Emergency Services code compliance review, and associated conditions.
3. Compliance with any additional requirements of the Town of Clarence Engineering, Building, and Highway Departments, and any associated conditions, prior to any permits being obtained for construction on the property.

4. Future proposed uses for each approved industrial sub lot, sub lots 3, 4, 5, 6, 9, & 10, shall be subject to full review and approval by the Town, including but not limited to an environmental review through the State Environmental Quality Review Act.
5. No subplot construction or activity shall occur until Final Plat approval is issued by the Town Board and all rights-of-way and/or easements have been submitted for review and approval by the Town Attorney and Engineering Offices. After approval and before commencing construction or activity, the rights-of-way and/or easements shall be recorded in the Erie County Clerk’s office and stamped “FILED” copies be provided to the Town Attorney’s Office.
6. Compliance with the requirements of the Landscape Committee Approval on February 9th, 2024, and associated conditions, including but not limited to, the management of all landscaping in perpetuity and replacement, in-kind, should there be any deterioration, death, or disease.
7. Any proposed or required right-of-way lighting shall be reviewed and approved by the Town Highway and Engineering Departments. All lighting shall be dark sky compliant.
8. Any permanent signage subject to review and approval by the Sign Review Committee, and any temporary signage subject to review and approval by the Office of Planning and Zoning.
9. Subject to Open Space Fees and any other applicable fees as required by Code.

The applicant has heard, understands, and agrees to the conditions.

Daniel Tytka	Aye	Jason Lahti	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED

Item 2

Stephen Development / OurGeneration LLC.
Industrial Business Park

Requests Development Plan approval of a Conceptually approved commercial solar photovoltaic system, within the Phase 1 extension of Research Parkway industrial business park, at Wehrle Drive SBL 83.00-3-31.

DISCUSSION:

Mr. Bleuer introduced this project located on Wehrle Drive SBL 83.00-3-31, also with frontage on Research Parkway.

The applicant is requesting Development Plan approval for a Conceptually approved commercial solar photovoltaic system, within phase 1 of the Research Parkway Industrial Park. The system is proposed to produce up to, and approximately, 10 megawatts.

In October of 2022, the Town Board referred the proposal to the Planning Board. In November of 2022, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). In August of 2023, the Planning Board issued a Negative Declaration under SEQRA,

and Concept Plan approval. In February of this year, the Landscape Committee approved a final landscape plan. In September, the Engineering Department determined that the development plan meets all technical requirements.

The Planning Board has the authority to consider this Development Plan.

Construction may not commence until Phase 1 of the Research Parkway extension is constructed, and accepted through Final Plat approval by the Town Board.

Ellie Schechter with OurGeneration was present to represent this request, adding that these solar projects will be available to members of the community including the Rock Oak Development and the industrial park. They will be able to subscribe and purchase the energy at a lower rate than what they receive from NYSEG.

Mr. Todaro asked what the development time is for the project on both parcels.

Mr. Schechter responded that their intent would be to break ground in 2025, it will most likely be completed closer to 2025-2026 with a construction cycle of approximately 6 months, with several months at the end for commissioning work with NYSEG.

Mr. Todaro asked what the proposed hours of construction would be.

Mr. Schechter stated that they would follow all local requirements for normal business hours, with no evening or weekend hours.

Mr. Todaro asked Mr. Schechter if they anticipate any blasting on the site.

Mr. Schechter explained that the system is installed through driven piles using pile drivers, so there is some noise made when the piles are driven, but there is no blasting.

Mr. Todaro asked how many piles there are for this project, and how long is anticipated to put the piles in.

Mr. Schechter stated that on a site like this there could be close to 1,000 piles across the entire site, and it depends on if they hit any rock while driving the piles, but he guesstimates a couple of months.

Mr. Todaro asked if there is a certain time of the year that the piles will be put in.

Mr. Schechter noted that they normally wait until after springtime to begin construction work such as that. He believes it should be approximately summer or fall of 2025.

Mr. Todaro confirmed that none of the pile driving or construction will be done on the weekends.

Mr. Schechter responded no it will not.

Mr. Todaro asked if there will be any kind of existing service disruption in the area while bringing the new service on line or at any point during construction.

Mr. Schechter responded no; there will not be any service disruption.

Mr. Todaro asked if there is a communication method for the neighborhood in case there is anything that needs to be communicated, should there be a disruption.

Mr. Schechter responded that because there has never been a need for it, nor should there be a need for it, they do not have any forms of communication set up. But they would be happy to develop one, should that be a condition of their approval.

Mr. Todaro stated that he would like to see a communication plan put together and made available showing how they would handle that if it were to occur.

Mr. Todaro asked if there is any storage of electricity on the site such as generators, inverters, batteries, capacitors, etc. that could be a safety hazard.

Mr. Schechter responded that the project does not include any batteries so there is no battery energy storage. During construction there will likely be small generators on site to charge tools, but nothing of a large scale. The inverters that are used to charge the system do have capacitors in them, but the capacitors are not classified as energy storage compared to large batteries.

Mr. Todaro asked if the capacitors would be a hazard for an explosion or anything of that nature.

Mr. Schechter responded that with general commissioning, it is not unheard of where if there is a fault in a component, at the end of the project when performing the commission activities there could be a fault in an inverter, based on a faulty component. There is a possibility that something could be damaged, but any thermal events that they have heard of in the past have been restricted to the components. It is nothing on any type of scale that would cause a fire or similar in nature.

Recognizing that there are a lot of materials, and that short-term storage is necessary, Mr. Todaro asked if there will be any storage containers on the site.

Mr. Schechter stated that long-term, no there will not be. Short-term during construction, there will be equipment and materials on-site.

Mr. Todaro explained that one of the points they discussed during the Planning Board work session is that they absolutely do not want any access to the bike path, the ingress or egress during construction or post-construction. Only emergency access will be allowed.

Mr. Todaro asked Mr. Schechter to describe any of the lighting that will be on the site, or if there is any kind of control building that would require lighting.

Mr. Schechter stated that there will not be any lighting for the solar parcels, nor is there a control building that would need lighting.

In regards to the piles that will be driven, Mr. Geasling asked how deep those will be driven.

Mr. Schechter stated that they will be conducting a full geo-technical analysis this month, so based on soil properties they have found anywhere from 6 ft. to 18 ft. of embedment, but they have not done the final step yet that would determine how deep.

Mr. Schecter stated that they anticipate needing to do alternate footings on a site such as this, due to the potential for extensive Bedrock in certain areas. It is typical that they have contingencies so that if there is an issue with rock, they will have an alternate plan.

Mrs. Salvati asked Mr. Schecter when they will come in and clear the site.

Mr. Schecter stated that it is the first thing they will do when they commence construction. There are several pieces of this project that need to happen upon receiving approval, they hope to break ground next year and clearing the site would be the first thing that they would do.

Mrs. Salvati stated that the earlier in the year they can do it, the better in order to avoid interrupting the habitat, especially at that time of the year.

Referring to the approved Landscape Plan and the plan is to spread perennial grasses, Mrs. Salvati noted that she hopes that it will become natural habitat that they do not plan to mow if they do not need to. She would like to see a relationship established with some farmers and have sheep come in to graze and take care of the areas that need to be cleaned up.

Mr. Schecter noted that they do have two other sites where they utilize sheep, and that they are big supporters of that as well. In regards to letting the grasses and wildflowers grow natural, as long as it is not casting any shade, it does not present a need to be mowed.

In regards to Public Participation, the following residents spoke:

1. Bruce Nisbet of 4450 Shisler Road:
 - received a notice from a company that does solar panels out of the area asking him to sign up, does not believe this solar farm is not dedicated to providing local power
2. David Brown of 4585 Leyonstone Drive:
 - in favor of the solar, has concerns with the proximity to the residents nearby
 - concerned with potential noises from the solar inverters
 - reviewed his studies of solar inverters and their sounds
 - stated bedrock in his yard is closer to the surface than 5 ft.
 - stated that \$10.00 per month is not a big enough savings for him to subscribe to the solar savings
 - does not feel he should have to rely on other methods to find out about meetings

with no one else wishing to be heard, Public Participation was closed for this item.

Chairman Sackett noted that questions regarding the code is not the applicant's responsibility to respond to, and thanked the residents that spoke for those comments. The Town of Clarence is currently working on a revision to the town code.

Mr. Schecter stated that they have not marketed the project to any potential subscribers yet. Once they reach the stage closer to construction, they plan to work with their partners and Stephen Development to market the solar farm. It is quite common that there are marketing companies that blanket an area looking for subscriptions to services similar to this.

Mr. Schechter reiterated that the noise coming from inverters and transformers is very minimal, but yes; there is some audible noise. For that and for several other reasons, the devices will be over 1,000 ft. to the south, away from the residents.

ACTION:

Motion by Gregory Todaro, seconded by Wendy Salvati to **approve** the Stephen Development & OurGeneration LLC. commercial solar photovoltaic system **Development Plan**, located on Research Parkway Phase 1 Extension sub lots 9 & 10, SBL 83.00-3-31, per the submitted drawing by Metzger Civil Engineering, dated August 1st, 2024, with the following conditions:

1. Compliance with the requirements of the Town of Clarence Engineering Development Plan Review Letter, dated September 6th, 2024.
2. Compliance with the requirements of the Town of Clarence Building Department Fire inspector, Clarence Fire District, & Emergency Services code compliance review, and associated conditions.
3. Compliance with any additional requirements of the Town of Clarence Engineering, Building, and Highway Departments, and any associated conditions, prior to any permits being obtained for construction on the property.
4. No construction or activity shall occur until Final Plat approval of Research Parkway Phase 1 Extension is issued by the Town Board and all rights-of-way and/or easements have been submitted for review and approval by the Town Attorney and Engineering Offices. After approval and before commencing construction or activity, the rights-of-way and/or easements shall be recorded in the Erie County Clerk's office and stamped "FILED" copies be provided to the Town Attorney's Office.
5. Compliance with the requirements of the Landscape Committee Approval on February 9th, 2024, and associated conditions, including but not limited to, the management of all landscaping and vegetation in perpetuity and replacement, in-kind, should there be any deterioration, death, or disease; and the maintenance of all fencing, and replacement in kind, should there be any deterioration or damage. Existing northern vegetative buffer purposed to buffer site lines from the recreational trail shall remain undisturbed and maintained, and any disease, death, deterioration or gaps of this natural buffer shall be subject to replenishment by the owner or operator after review and approval by the Landscape Review Committee.
6. Fencing type shall be agricultural fencing per detail labeled alternate #1 on the approved landscape plan.
7. All site lighting shall comply with Town Code, be dark sky compliant and shielded to prevent spillage onto adjoining properties. No lighting shall be elevated above 15' and all lighting shall be turned off when not in use except for necessary security lighting.
8. If the solar photovoltaic system, **hereby referred to as SPS**, poses a safety hazard, as determined by a Clarence Building Code Enforcement Officer, the owner or operator shall take immediate action to remedy the hazard. The Building Code Enforcement Officer shall have the authority to cause the abatement of any hazardous situation.
9. If the SPS has been nonoperational or abandoned for a period of one year or more, the system shall be removed within 45 days of written notice from the Town of Clarence to the property owner or operator of the system.

10. Records of SPS inspections, reports and maintenance activities shall be provided to the Town of Clarence Building Department within 10 days of written request by the Town of Clarence.
11. Upon site decommissioning and site restoration, the owner or operator shall notify the Town Attorney and Planning Offices and follow the submitted decommissioning, maintenance and removal plan, and any additional standards or requirements of the Town of Clarence and regulatory & involved agencies. The decommissioning, maintenance and removal plan shall remain in force for the life of the SPS, and shall be the owner or operators responsibly to remove all components of the SPS, including support structures, base, footings, interconnections, fencing, and return the site to its natural state.
12. An acceptable bond and/or surety for the purposes of removing the SPS shall be purchased and remain in force for the life of the SPS. Said bond shall be submitted for review and approval by the Town Attorney's office. No site construction or activity shall occur until the bond and/or surety is accepted by the Town Attorney's office.
13. All interconnecting cables between the SPS and accessory or servicing structures shall be installed underground or within the structure they are mounted upon.
14. Building permit applications, that are consistent with the approved development plan, shall be accompanied by standard drawings of structural components of the SPS, including support structures, base and footings. Drawings shall be stamped and any necessary calculations shall be certified, in writing, by a New York State licensed professional engineer or architect, that the system complies with the current New York State Building Code.
15. Building permit applications shall be accompanied by a line drawing identifying the electrical components of the SPS to be installed in sufficient detail to allow for a determination that the manner of installation conforms to the electrical code.
16. Prior to permit issuance, include a statement from a New York State licensed professional engineer or architect indicating that the SPS electrical system conforms to sound engineering practices and complies with the National Electrical Code. All equipment and materials shall be used or installed in accordance with such drawings and diagrams.
17. The SPS shall be properly maintained and be kept free from hazards, including, but not limited to, faulty wiring, loose fastenings, and creation of an unsafe condition or detriment to public health, safety or general welfare.
18. Compliance with the submitted SPS safety plan, ensuring the measures that will be used to prevent public access to unsafe areas and to provide for emergency response, including but not limited to the location, height, materials, and colors of fencing and other barriers to access and a safety signage plan that contains the locations, sizes and text of signs that will be used to warn the public away from unsafe areas and that shall include the name and phone number of an official of the owner or operator who can be contacted in the event there is an emergency or any question about safety.
19. The owner or operator shall provide annual safety training for first responders for the operating life of the system.
20. Year-round site access shall be maintained, include snow removal and access drive maintenance.
21. No element of the SPS shall reflect glint or glare, as defined by the FAA.
22. No signage or graphic content may be displayed on the SPS except the manufacturer's badge, safety information and equipment specification information. Said information shall be depicted within an area no more than 36 square inches in size.

- 23. SPS and site may not be used for displaying advertising except for reasonable identification of the owner or operator and shall comply with all signage restrictions.
- 24. SPS disconnect and other emergency shutoff information will be clearly displayed at/on the meter location for emergency personnel.
- 25. Twenty-four-hour emergency contact information will be clearly displayed at the SPS access.
- 26. Any permanent signage subject to review and approval by the Sign Review Committee, and any temporary signage subject to review and approval by the Office of Planning and Zoning.
- 27. There shall be no access to the bike path during or post construction other than emergency use for ingress or egress.
- 28. Subject to Open Space Fees and any other applicable fees as required by Code.
- 29. All conditions run with the project and land and any and all current or eventual owners and operators. It shall be the obligation of the applicant to inform the Town Attorney’s Office and Planning Office of any transfer of project, equipment, lease, property rights, ownership, and operation.

The applicant has heard, understands, and agrees to these conditions.

ON THE QUESTION:

In regards to condition #13, Mr. Bigler asked Mr. Schechter if there is anything he would like to add or change.

Mr. Schechter stated that all of their cables within the SPS will be underground. The area on Research Parkway that is supplied by NYSEG and the NYSEG overhead utility poles, there are several utility poles at their entrance off of Research Parkway. They will have several utility poles to connect to the overhead distribution line, along with some NYSEG equipment that will be installed at the top of the poles. Once you leave those poles and enter their SPS area, all of the cables will be underground.

Mr. Schechter is comfortable with the wording in condition #13. Everything within the fence line is underground.

Mr. Bleuer as a Code Enforcement Officer, stated that his personal opinion is that the plans as shown are in conformance with condition #13.

Mr. Bleuer stated that as a representative of the Planning Office, he would like to thank OurGeneration and Stephen Development for working with the Town of Clarence to develop a project that is the first of its kind with our new code. Their efforts are appreciated, it was a collaborative experience, and they believe that this is a precedent set for the industrial users that the Town of Clarence is seeking for a project of this size and scope. Mr. Bleuer thanked OurGeneration and Stephen Development, stating we are looking forward to updating the code to mirror what they have accomplished together with this project.

Daniel Tytka	Aye	Jason Lahti	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED

Item 3

Kimberly & Richard Worling
Residential Single-Family

Requests a Minor Subdivision of land to create one (1) new lot with frontage on Sawmill Road, to be split from 10680 Boyd Drive.

Item 3 was withdrawn by the applicant prior to the meeting.

Meeting **adjourned** at 7:59 p.m. with a motion by Wendy Salvati.

MOTION CARRIED

Amy Major
Senior Clerk Typist