TOWN OF PARMA PLANNING BOARD NOVEMBER 6, 2014

Members present: Chairman Tod Ferguson

Executive Secretary Dennis Scibetta Steve Aprilano

Mark Acker Mike Reinschmidt

Member absent: Bob Pelkey

Public Present: Ed Martin (Land Tech), Robert Surash, Tina Brown (TB) and John

Love.

approval.

Meeting started at 7:00 p.m.

CONTINUING BUSINESS

<u>Profetta Subdivision</u> 1 lot 147 Dean Road Ed Martin presented to the Board plans for this application for preliminary and final

The following signatures were on the plans:

1. Town Engineer: email from 11/6/2014Town Engineer that all

concerns were addressed

Health Department: 11/6/2014
Water Department: 11/5/2014

4. Mo. Co. DOT: email dated 11/6/2014 that they were ready to sign

Mr. Martin reviewed with the Board that has been determined that the driveway was a pre-existing non-conforming, that a bump out has been added and the home will be serviced by a sprinkler system.

Chairman Ferguson stated the Town Attorney had reviewed the issue with the driveway and it was determined that the driveway was a pre-existing non-conforming.

Mr. Martin reviewed with the Board that he had contacted the Health Department and the septic system to be installed as an in-ground system.

After reviewing the plans, a motion was made by Steve Aprilano and seconded by Mike Reinschmidt to grant preliminary approval for this application. Motion carried unanimously 4-0 (Bob Pelkey absent).

Profetta Subdivision continued:

A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to grant Final approval for this application. Motion carried unanimously 4-0 (Bob Pelkey absent).

9 & 11 Ampor Beach

Property Split & Merge

Mr. Surash was present to answer any questions the Board had in regard to the application. Mr. Surash stated that he is purchasing a 60' x 142.53' parcel of land from his neighbor at 9 Ampor Beach (tax account #009.67-1-5.1). Said parcel is directly behind his parcel at 11 Ampor Beach (tax account #009.67-1-3.1) this parcel will square off his parcel.

After reviewing the plan, a motion was made by Mark Acker and seconded by Steve Aprilano to separate the 60' x 142.53' parcel, as shown on the plans presented to the Board, from tax account #009.67-1-5.1 and merge said parcel into tax account #009.67-1-3.1. Motion carried unanimously 4-0 (Bob Pelkey absent).

WebSmart Auto Commercial Site Plan 4621 Ridge Road West John Love was present to represent WebSmart Auto. Mr. Love stated that they are ready to demolish the residential home that is on the site and which was a condition of the original approval for the site; to remove the residential home as soon as the business was in a financial position to do so. Mr. Love stated that the time has come to remove the home.

Mr. Love stated that they will be turning the land where the home stands into a parking area and that they will be keeping the parking spots under the approved amount from the original approval.

Mr. Love requested that the Board agree to allow them to move the existing n/s fence that runs along the residential home to run east and west so that the back portion of property will not be visible from the new parking lot.

Mr. Love stated that the elevation down to the grade of the west parking lot and the drainage will fun south and east to the large drainage pond. A discussion was held on the existing drainage pond. Mr. Love stated that the existing pond is over engineered for the site.

Mark Acker asked if any new lighting will be added. Mr. Love stated there will not.

Mike Reinschmidt asked if there is enough parking for customers. Mr. Love stated that there were.

Steve Aprilano asked what the metal building on the site was being used for? Mr. Love stated that the building is used to doll up the vehicles for this site and their other two sites.

Steve Aprilano asked if they would be putting a curb cut to access the new parking lot. Mr. Love stated no, they will be using the existing curb cuts and will access the new parking as shown on the plans.

After reviewing the plans, the Board stated that they agreed with the plans and that the Building Department could issue the demolition permit once all the appropriate paperwork is filed.

Mike Reinschmidt made a motion to approve the October 20, 2014, meeting minutes as presented, Mark Acker seconded the motion. Motion carried unanimously 4-0 (Bob Pelkey absent).

There being no further business, a motion was made by Mike Reinschmidt and seconded by Mark Acker to end the meeting at 7:20 pm. Motion carried unanimously 4-0 (Bob Pelkey absent).

Respectfully submitted,

Maureen L. Werner, Recording Secretary