

TOWN OF PARMA PLANNING BOARD

MAY 18, 2009

Members Present:

Chairman
Executive Secretary

Ed Fuierer
Jack Barton
Rick Holden
Tim Harner

Bob Pelkey

Member Absent:

Tod Ferguson

Public Present: Adam Freeman (Land Tech) and Robert Sobb

Meeting started: 7:05 pm

CONTINUING BUSINESS

King Hamlin-Parma Subdivision

566 Hamlin Parma Town Line Road

No one present.

MISCELLANEOUS

Pool Auto Sales, Inc.

Commercial Sit Plan

5503 Ridge Road West

Adam Freeman presented to the Board plans for modifications to this site. The plans show the existing building being removed and a new building being constructed on site. The new building is proposed to have five (5) bays, an office and to be made of steel. Mr. Freeman stated that they are proposing a new leach field and stated that they have done preliminary holes on the new site. Mr. Freeman stated that the existing pavement will be staying.

Mr. Freeman then pointed out to the Board that the proposed construction will not invade the wetlands to the north and pointed out the wetlands on the plans.

Chairman Ed Fuierer asked if the owner is planning on doing repairs on site. Mr. Sobb stated that he will be. Right now he "farms" the work out and would like to be able to repair his own vehicles. He is proposing to open the repair shop to the public but the majority of the work done will be on the vehicles that he is preparing to sell.

Chairman Ed Fuierer asked if they will be needing an oil separator. Mr. Freeman stated that they probably would. A discussion followed with Mr. Sobb stating that he really is not looking to put in floor drains and that he is planning on catching all the fluids from the vehicles and putting them in 55 gallon drums to be recycled.

Tim Harner questioned if the Special Use Permit will need to be revised. Mr. Freeman stated that the Special Use Permit allows the owner to have up to 200 cars on the lot.

Pool continued:

Jack Barton stated that he has been doing some research on this and will be speaking with the Zoning Board of Appeals at their next meeting. A small discussion was held on this issue.

Mr. Freeman stated that the new plans show approximately 142 parking spots (display, customer and employee). A lengthy discussion was held on the issue of the parking spaces. The spots on the plans are calculated out at 9x18. Mr. Barton read from the Town Code where it states the minimum size of the parking spaces shall be 200 sq. ft., which is 10x20.

A lengthy discussion followed on the avenues the owner could take to achieve the amount of spaces he would like to have on the site.

It was decided that Mr. Freeman would take the suggestions made by the Board at tonight's meeting back to the office and revise the plans and resubmit them to the Board for conceptual review.

MISCELLANEOUS

A motion was made by Rick Holden and seconded by Tim Harner to approve the minutes of May 7, 2009 as presented. Motion carried unanimously 3-0 (Bob Pelkey absent from 5/7/2009 meeting and Tod Ferguson absent from tonight's meeting).

There being no further business, **a motion was made by Bob Pelkey and seconded by Tim Harner to end the meeting at 7:40 pm. Motion carried unanimously 4-0 (Tod Ferguson absent).**

Respectively submitted,

Maureen L. Werner
Recording Secretary