

Town of Parma  
Planning Board Meeting Minutes  
April 17, 2023

Members Present: Chairman: Tod Ferguson  
Executive Secretary: Art Fritz  
Daryl Maslanka  
Jack Wade  
Nick Lukomskly-Alternate  
Mark Acker-Town Board Liaison

Members Absent: Mike Reinschmidt  
Ray Wenzel

Public Present: Roman Bosak, Fred Shelley, Chris Vincent, Kris Schultz, Mark Lohrman

**Chairman Ferguson called the meeting to order at 7 p.m.**

The meeting minutes from March 6, 2023, were presented to the Board. Chairman Ferguson asked that his name be corrected on the attendance portion of the minutes. There being no further comments or questions, Jack Wade made a motion to approve the March 6, 2023, meeting minutes with the correction of Chairman Ferguson’s name. Seconded by Daryl Maslanka. Motion carried unanimously 4-0 (Mike Reinschmidt and Ray Wenzel absent).

The meeting minutes from March 20, 2023, were presented to the Board. Chairman Ferguson asked that his name be corrected on the attendance portion of the minutes. There being no further comments or questions, Daryl Maslanka made a motion to approve the March 20, 2023, meeting minutes with the correction of Chairman Ferguson’s name. Seconded by Jack Wade. Motion carried unanimously 4-0 (Mike Reinschmidt and Ray Wenzel absent).

**CONTINUING BUSINESS**

Site Plan 1 lot 4670 Ridge Road West

Roman Bosak from MRB Construction presented to the Board his vision for this one lot site plan. He would like to use this as a “flex space” to help small business startups. He is proposing 2 buildings to have office space. He is also proposing a storage building in the back to be used to store equipment for these small businesses if needed.

The Board discussed that as his plans stand now, this would be a mixed use space, which is not allowed in the Town of Parma. Also, there are concerns about setbacks for the proposed buildings. The Board stated that in order to proceed with his vision for this, he would need to go to the Zoning Board for a multi-use permit.

The Board asked about the septic system. Roman stated that he is proposing a new leach field in the back with a storm water retention pond.

The Board asked about signage. Roman stated that he had not gotten that far in the planning. Roman will continue to work on his plans and return to the Board when he is ready to proceed.

Multi lot subdivision34 lots179 Pine Hill Road

Kris Schultz presented to the Board conceptual plans for this 34-lot subdivision. These will be single family homes with a dedicated roadway. Lot #1 will need a variance due to the width. This will be an all septic subdivision. It is zoned as medium density residential. There is a small wetland noted on the back of the property, where lots 24, 25, 26 back into. There will be a 100-foot buffer, and no building in the wetland area of the properties. There will be a storm water pond. The soil on this property is very sandy and perked very well. This land is not flat, there are hills and valleys, not large on the proposed site. This will be built in phases. The last phase will bring the project close to the Town of Ogden boundary and plans will be brought to that Town when the phase is in preparation to be built.

The Board had no comments or concerns. They approved to have the plans sent out for comments.

Final approval1 lot282 Dean Road

Fred Shelley brought the plans for this single-family home building site for approval. All the required signatures are not on the plans. Therefore, a motion was made by Jack Wade to table this item until all signatures are on the plans. Seconded by Daryl Maslanka. Motion carried unanimously 4-0 (Mike Reinschmidt and Jack Wade absent).

### MISCELLANEOUS

Commercial Site1 lot5324 West Ridge Road

Art Fritz reviewed a letter received by Marc & Jeanine Misiurewicz with the Board Members. They will be taking over the former Anita Lyn's Lounge. This will be a rental space for the community to hold various events and parties. They are in the process of getting the required licensing. The owner of the building, Mark Lohrman was present at the meeting and agreed confirmed that there will be no changes to the current building. The name of the business is Rustic Roots.

The Board appreciated the update. There is nothing that they need to review currently.

There being no further business to discuss, Jack Wade made a motion to adjourn the meeting at 7:40 pm. Seconded by Daryl Maslanka. Motion carried unanimously 4-0, Mike Reinschmidt and Jack Wade absent.

Respectfully submitted.

Diane Brisson, Town of Parma Planning Board

Recording Secretary

Electronically signed 4/30/23 at 4 pm.