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Split & Property Merge 1 Lot 369 Hill Road

Rich Maier presented to the board the plans to subdivide this 70.2-acre property into 2 lots. The plan shows taking 5 acres from the total.

The Board reviewed the plans. The Board asked if there is an address. Mr. Maier stated that Lot 2, the 5 acres lot, will keep the 369 Hill Road address and Lot 1 will wait for an address from the assessor.

Luke McGrath asked where the septic currently is, and Mr. Maier stated that it's directly West of the house and that everything is going to stay as it is on the proposed 5-acre lot.

There being no further questions or concerns from the board, **Jack Wade made a motion to Split 5 acres from tax act # 042.02-1-4 at 369 Hill Road. Mike Reinschmidt seconded the motion the motion carried unanimously 4-0 (Tod Ferguson absent.)**

Split & Property Merge 1 Lot 514 North Ave

Rich Maier presented to the board the plans to subdivide this 89.4-acre property into 2 lots. The plan shows taking 2.847 from the total.

The Board reviewed the plans. The Board asked what the thoughts were behind having the ingress/egress easement. Mr. Maier stated that they wanted to keep the 2 entrances for the clinic and then use the southerly driveway to access the barns in the back.

Mr. McGrath asked about the two structures that would stay on the proposed 85.922 Lot. Mr. Maier confirmed that they would be solely used for the farm.

Rich Maier confirmed that the proposed 2.847-acre lot will keep the 514 North Ave address and receive a new address for the bigger lot.

There being no further questions or concerns from the board, **Ray Wenzel made a motion to Split 2.847 acres from tax act #024.01-2-7 at 514 North Ave. Mike Reinschmidt seconded the motion the motion. Motion carried unanimously 4-0 (Tod Ferguson absent.)**

Miscellaneous

Commercial Site 1 Lot 5435 West Ridge Rd

Dominic Antonucci presented a new business proposal in an existing building. Mr. Antonucci explained that it's currently being used as a small martial arts center and he would like to now make it a restaurant, moving the martial arts center to one of the offices.

The Board asked if the footprint would be the same. Mr. Antonucci said it will be the same footprint just changing the business.

The Board asked if Mr. Antonucci had submitted his plans to the health department at all. Mr. Antonucci said he has started the liquor license application and wanted to wait until everything was approved before he continued his submission to the health department.

Mr. Antonucci confirmed that the restaurant will not be a chain restaurant. It will be a local Mexican restaurant and a couple across the street that are interested in cooking the food.

Luke McGrath confirmed that the restaurant would not need a change of use. Everything is the same with parking as well.

The Board expressed concerns that everything be up to code with the building department. Dom Antonucci discussed that he will submit drawings to the building department with any changes. The set up is all the same, Mr. Antonucci will need to put in one small vent hood and some tables. Mr. McGrath said the building department will have a quick site visit as well.

There being no further questions or concerns from the board. **The Board agreed they are okay with the change of business.**

The Board asked the public if there were any further questions. Mr. Matthew Moodie, 136 Country Village Lane, stated that at the last planning board meeting his neighbor was told to submit engineer plans to get on the next planning board agenda and he did not meet the deadline. Mr. Moodie asked if there was any status update and what would happen if he missed the next deadline.

Luke McGrath confirmed we are still waiting for the engineering plans from Schultz Engineering. Mr. McGrath stated that the building department will continue to contact the homeowner of 140 Country Village Ln with an update. The Board suggested Luke McGrath to nudge the homeowner of 140 Country Village Ln and Shultz Engineering if he can.

There being no further business to discuss, **Ray Wenzel made a motion to adjourn the meeting at 8:00 PM. Mike Reinschmidt seconded the motion. Motion carried unanimously 4-0. (Tod Ferguson absent.)**

Respectfully submitted,

Luke McGrath, Executive Secretary / Building Inspector

Town of Parma Planning Board