

# RECORD OF PROCEEDINGS

Minutes of **Village of Valley View Planning Board**

Meeting

BEAR GRAPHICS 800-326-8094 FORM NO. 10142

Held **Tuesday, March 17<sup>th</sup>, 2015**

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## Minutes

### Planning Commission – Village of Valley View

Tuesday, March 17<sup>th</sup>, 2015- Village Town Hall-5:45 p.m.

Caucus session begins at 5:30 p.m.

#### Roll Call:

Members: (\*) indicate present

Commissioner, Alan Sprague\*

Mayor Piasecki\*

Council Member, Darlene Malicki\*

Engineer, Todd Sciano\*

Building Inspector Ellis

Law Director, Lambros\*

Commissioner, Joe White

Commissioner, Rich Scaletta\*

Architectural Member, Tony Fini\*

Recording Secretary, Mary Snyder\*

Public Attendance: Attorney Kevin Hinkel for LBD (Gary Davis), Gary Davis, Frank Rowlings, Architect for Shell, Frank Ross – RCI Company Architects, Ken & Donna Rybka, Lewis Land Professionals Inc.

#### Pledge of Allegiance

The first item on the agenda is from Ken & Donna Rybka at 6735 Morning Side Drive for an accessory building. It is a special situation since their lot is on a curve and there is a Valley View easement that is close to them. Mayor Piasecki advised them that they would have to do some staking and site type drawings based on the engineers report. Scaletta asked if there was a lot of vegetation in that area and is it going to stay? Mr. Rybka replied yes and that it will be very well shielded and built. It is going to match the house and look very nice and not distract from their home.

The next item is an approval for an addition for a cooler at the Shell Station at 7798 Granger Rd. Scaletta asked what the exterior finish is of the cooler? Mr. Rowlings replied that is an exterior aluminum. Scaletta asked if it was aluminum styrofoam composite panels? Mr. Rowlings replied yes.

The final item is from Valley Ford for a vehicle storage area. The engineer has a letter with notations of what they need to provide other than the variances they requested. They are asking for four variances one of them being a setback, materials variance, fence variances. Attorney Kevin Hinkel for Gary Davis, LBD submitted a letter as to why his client a neighbor of Valley Ford objects to the variances. He also submitted photos looking from the West and Mayor Piasecki passed out photos looking from the East so both directions were covered. Mr. Davis stated he moved his business to Valley View because he liked the greenery and aesthetics of the Industrial Park and would like to keep the integrity of Valley View. Jason Brenner, Surveyor for Lewis Land stated that Valley Ford is trying to maximize their space for the number of vehicles they have. They store vehicles at this location. Mayor Piasecki told them they would have to provide a key to the Fire Department for the gate in case of an emergency. He does not see any parking markings and would like to see that on a new site plan to ensure there is room for emergency vehicles to maneuver. Engineer Sciano stated the fence issues are the height and the gate. Law Director Lambros stated the board should look at whether there is a hardship, it can't be economical.

**Moved by Sprague, seconded by Scaletta** to accept the minutes of the January 20<sup>th</sup>, 2015 Planning Board meeting.

**Roll Call: Aye – Piasecki, Sprague, Scaletta, Malicki**

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PEAR GRAPHICS 800-325-8024 FORM NO. 10118

Held \_\_\_\_\_ 20 \_\_\_\_\_

Mayor Piasecki asked if there were any additional comments or questions regarding the accessory building.

**Moved by Scaletta, seconded by Malicki** to approve the request for variance for proposed garage at 6735 Morningside Drive (P.P.N. 573-11-060) Variance from section 1248.02(e) –accessory buildings to be located in the rear of the main building.

**Roll Call: Aye – Sprague, Scaletta, Malicki, Piasecki**

No comments.

**Moved by Sprague, seconded by Scaletta** to approve the request for variance for proposed garage at 6735 Morningside Drive (P.P.N. 573-11-060) Variance from section 1248.05(a) – 12 foot front yard setback.

**Roll Call: Aye – Scaletta, Malicki, Piasecki, Sprague**

No comments.

**Moved by Sprague, seconded by Scaletta** to approve the request for variance for proposed garage at 6735 Morningside Drive (P.P.N. 573-11-060) Variance from section 1248.05(b) – 6 foot side yard setback.

**Roll Call: Aye – Malicki, Piasecki, Sprague, Scaletta**

The next item is the cooler addition at Shell, no comments.

**Moved by Scaletta, seconded by Malicki** to approve the request for cooler addition at 7798 Granger Rd. (P.P.N. 571-08-002)

**Roll Call: Aye – Piasecki, Sprague, Scaletta, Malicki**

The final item is the vehicle storage area from Valley Ford requesting four variances.

Request for proposed Parking Lot Storage Area and Variance(s) at 9055 Bank St. (P.P.N. 571-12-001) Variance from section 1262.07(c) – Height of Fences. – **Request failed for lack of motion**

Request for proposed Parking Lot Storage Area and Variance(s) at 9055 Bank St. (P.P.N. 571-12-001) Variance from section 1262.07(g) – Opening at Fences. – **Request failed for lack of motion**

Request for proposed Parking Lot Storage Area and Variance(s) at 9055 Bank St. (P.P.N. 571-12-001) Variance from section 1270.05(b) – Parking Yards Surface Requirements. – **Request failed for lack of motion**

Request for proposed Parking Lot Storage Area and Variance(s) at 9055 Bank St. (P.P.N. 571-12-001) Variance from section 1270.05(b) – Parking Yards Front Yard Setback to Parking. – **Request failed for lack of motion**

Mayor Piasecki asked them to touch base with Engineer Sciano to see what the next step will be to come back to another Planning Commission meeting.

**Moved by Scaletta, seconded by Malicki to adjourn.**

**Roll Call: Aye – Sprague, Scaletta, Malicki, Piasecki**

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BEAR GRAPHICS 800-325-9034 FORM NO. 1014R

Held

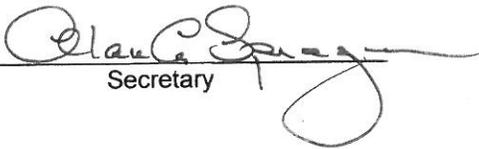
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**Roll Call: Aye – Sprague, Scaletta, Malicki, Piasecki**

Meeting adjourned at 6:08 p.m.

Date: April 21, 2015

  
Chairman

  
Secretary