

# RECORD OF PROCEEDINGS

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Tuesday, June 21<sup>st</sup>, 2016

20

## Minutes

### Planning Commission – Village of Valley View

Tuesday, June 21<sup>st</sup>, 2016- 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, Dave Wingenfeld\*

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: Woody Hall-property manager, Ms. Rosenlieb, John Bibbo – Event Source

The first item on the agenda is a request for a lot split and the third item is a request for an approval of a site plan. The second and fourth items on the agenda were taken off at this time. A letter was handed out by Inspector Ellis with regards to item number 3 that was received today from Koscielny property Management who manages 3 office warehouses in Valley View. The board had no questions regarding the lot split at 12335 Tinkers Creek Rd. Engineer Sciano stated it is straight forward. White asked if it would be a buildable lot? Sciano stated it is going to be one lot straight back. The third item has three variances which is explained in the engineers report as number 4, 7 and 8. Sciano stated they do not have a full site plan yet. Number 4 is a corner lot setback, there is proposed building addition encroaching on a side yard setback and the future expansion is encroaching even more into the side yard setback. Sciano cannot give actual distances yet because he is not going off a detailed engineer drawing. They would be looking for a 38 side yard setback. Number 7 is regarding the off street parking, which is supposed to be 175 spaces and they are only showing 153 so they need a variance for 22 parking spaces. Mayor Piasecki asked how it would affect their clients and employees? John Bibbo replied that if they do they addition they will need to accommodate it with parking for people. Bibbo stated they used to be a one shift operation and now they are a 2 so it will work out pretty good because they will have a gap between the 2 shifts. He stated they are at 99 now. Bibbo stated he would like to max out as much as he can get out of the property. If he was able to do the whole 60 addition that would be great. Wingenfeld asked if they would both be done at one time? Bibbo answered yes if he gets the permission to do so. Sciano stated they are still working on the lot split consolidation and the other part of the equation is numbers 11 + 12 that has to be working out with the Village. It is a big contingent piece. All is contingent upon civil and architectural approval. Lambros said it has to be subject to that because there has to be an agreement to build over the existing storm sewer. Number 8 is the dash line 30 yard side yard setback, the parking is within the limit. Bibbo stated they are willing to work around what they need to.

Pledge of Allegiance

**Moved by Sprague, seconded by Scaletta** to accept the minutes of the May 17th, 2016 Planning Board meeting.

**Roll Call: Aye – Piasecki, Scaletta, Sprague, Wingenfeld, White**

Mayor Piasecki stated he is happy to see Joyce has worked out something that her and her family are happy with. Joyce Rosenlieb thanked the board and stated this is a start.

# RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

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

**Moved by Wingenfeld, seconded by White** to approve the request for a lot split and consolidation at 12335 Tinkers Creek Rd. (P.P.N. 573-13-007)

**Roll Call: Aye – Scaletta, Sprague, Wingenfeld, White, Piasecki**

Woody Hall from Koscielny Property Management spoke in regards to the objection letter. He stated that they built 3 buildings in Valley View and one that is next to this building and one across the street. The last one is in Hub Parkway. He stated they built these buildings within the subdivision and city ordinances. He thinks the design poses a detrimental effect if you are asking for a variance of 38 feet. The reason they invested here was because of the framework and what this area would look like when it was developed. White asked other than you believing that you played by the rules is there anything else, is there a hardship on your business? Mr. Hall stated it is on the value and perception of the property. Piasecki stated it is 12 foot from the right of the way not the street. He is happy to have them as clients in Valley View. He asked if all the companies he manages has the same point of view as him? He stated he has not spoken to them. White said to what they think is a negative is positive in a lot of company's minds that Valley View is easy to work with and accommodating to business growth and potential. Scaletta stated the board's job is to grant variances to project as they see necessary. It is beneficial to the business and the village. Mayor Piasecki asked if there are any utilities on the northeast corner would that be a problem? Sciano stated he talked to the contractor about it and told them if this was granted and we had the civil plans they are going to be subject to those relocation costs if there is a conflict. Sciano stated the sketch they received is not sufficient for him to answer if they will or will not be. Mayor Piasecki noted that they are aware that conditionally they would be responsible to either make the building smaller or move the utilities at their cost. Sciano stated he had that discussion with the contractor. Mayor Piasecki told Engineer Sciano that his point is taken that this is not done yet, but in order to proceed they need to know whether they can have the variances so they can finish their design. Sciano stated they briefly talked about every 4 ft they would go to the south they would pick up 1,000 ft. White stated there is so little traffic back there, the traffic is just from the parking lot.

**Moved by White, seconded by Scaletta** to approve Request for Approval of Site Plan, Building Addition, and Variances at 6001 Towpath Dr. (P.P.N.'s 571-21-006, 571-21-009, & 571-22-009)

Variance from Ordinance Section 1258.03 – Corner lot side yard setback to building of 38 feet.

**Roll Call: Aye – Sprague, Wingenfeld, White, Piasecki, Scaletta**

**Moved by Scaletta, seconded by Sprague** to approve the Variance from Ordinance Section 1270.05(a) – Off street parking facilities

**Roll Call: Aye – Wingenfeld, White, Piasecki, Scaletta, Sprague**

**Moved by Scaletta, seconded by White** to approve the Variance from Ordinance Section 1270.05(b) – Side Yard setback from corner lot to parking, 6 ft yard setback

The three variances that were passed are subject to being tied to number 11 & 12 from November 2015 and that will be considered on the final site plan that you are going to submit and all the other conditions in the letter.

**Roll Call: Aye – White, Piasecki, Scaletta, Sprague, Wingenfeld**

# RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

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

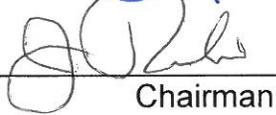
Motion to adjourn.

**Moved by White, seconded by Piasecki to adjourn at 6:07 p.m.**

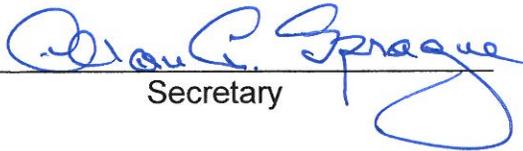
**Roll Call: Aye – Piasecki, Scaletta, Sprague. Wingefeld, White**

Meeting adjourned at 6:07 p.m.

Date: July 17, 2016



Chairman



Secretary