

RECORD OF PROCEEDINGS

Minutes of Village of Valley View Planning Board

Meeting

BEAR GRAPHICS 800-925-8094 FORM NO. 10146

Held Tuesday, August 21st, 2018

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Minutes

Planning Commission – Village of Valley View

Tuesday, August 21st, 2018- Village Town Hall-5:30 p.m.

Caucus session begins at 5:15 p.m.

Roll Call:

Members: (*) indicate present

Commissioner, Alan Sprague*

Mayor Piasecki*

Council Member, Dave Wingenfeld*

Engineer, Todd Sciano*

Building Commissioner Ellis*

Law Director, Lambros*

Commissioner, Joe White*

Commissioner, Mike Bertovich*

Architectural Member, Tony Fini*

Recording Secretary, Mary Snyder*

Public Attendance: Mike Boyas, Mike Borgan, Matt Malone, Tom from Bramhall Engineering for Kurtz

Mayor Piasecki stated the first two items on the agenda are requests for alterations of topography at the Boyas property. Mr. Bertovich stated there was a clerical error on number 8. Engineer Sciano and the board made the appropriate changes.

The next item is a lot split and consolidation on West Canal Road at the Lombardo Property. Engineer Sciano stated there are 3 occupied existing buildings at Cloverleaf on the east side of the road and they would like to take 15 feet and attaching to each of the 3 buildings so they would have more land. They would like to take 52 feet and attach it to 5505 the farthest north building. Mayor Piasecki asked why 15 feet? Engineer Sciano stated he would like a buffer if a future tenant moved in the large property to the east.

The next item is regarding a new building cooler on Bank Street. Mr. Bertovich stated they have been in front of planning before and asked if they will be obtaining a liquor license? Building Commissioner Ellis replied that they would apply to the state for that.

The fifth item is a request by Dominion to lower a 14 inch gas line. They are asking for a few different variances. Engineer Sciano stated they are to physically allow them to go into the creek, clear trees, bring their equipment in, make the repair of the public utility and restore the area. Mr. White asked why they want to make it deeper? Engineer Sciano answered that the gas line is getting undercut to it is exposed. Councilman Wingenfeld asked what type of vegetation they will be using? Engineer Sciano replied he did not know, but could ask. Law Director Lambros stated that on the site plan it states they are to restore all disturbed areas. Mr. Fini stated it looks like there is a potential roost tree that they will probably leave alone.

Item number 6 is ten requests for different variances, mostly tied to outside storage, parking lots and spaces. Mayor Piasecki asked if they said why they want to change the size of the parking spaces, wouldn't that cause problems in parking? Engineer Sciano stated under the new rules they do not think the cars need that much of space. They do have an area where they can add additional parking if they need to. Mayor Piasecki stated one gate is missing in the plan. Engineer Sciano stated if the board approves the banked parking they will add a gate to the secondary storage area. Engineer Sciano stated they are going to fence it in. Councilman Wingenfeld asked if they are cutting the trees down? Engineer Sciano stated they are, they want to move the line within 10 feet of the property line. Building Commissioner Ellis stated on the other side is a residential home in Walton Hills. Mr. White asked if that residence was provided a letter and if they responded? Building Commissioner Ellis stated yes they were and he did not get a response from the residence. Engineer Sciano stated if the

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board would like some sort of landscape there on the outside of the fence they should request it. Mr. White stated it is out of site.

The last item is a request for a composting facility at 5603 Canal Road. They are also additionally asking for a request for alterations of topography and for site plan approval. Mayor Piasecki asked how the board is going to do this without the engineers input. Engineer Sciano stated Kurtz is present along with their engineer if the board would like to speak to them. The code review was done based on the plan they submitted. There are a couple loose items they have been working through. They need an overall master grading plan for the whole property. Mayor Piasecki asked if what they submitted is okay with the engineer? Engineer Sciano stated what they submitted is the same as what they went over in the meeting in the Mayor's office. They are still missing the one to the northwest. They need a pond that's beyond the top of the slope towards Canal Road. Engineer Sciano stated the board can either approve it contingent on the engineer's review or we could ask them to resubmit after they wrap it up. Building Commissioner Ellis these requests have to be posted. Law Director Lambros advised the board to ask their questions tonight to Kurtz and the engineer now and they can resubmit, since they just changed this tonight. Engineer Sciano asked Matt Malone from Kurtz what their timeline is to get this changed, he answered one to two weeks. Mayor Piasecki next time everything should be on the drawings and documents and be ready to go. Engineer Sciano stated their facility is in the flood plain so they need to get a flood plain permit.

Pledge of Allegiance

Moved by Sprague, seconded by Bertovich to accept the minutes of the June 19th, 2018 Planning Board meeting.

Roll Call: Aye – Piasecki, Sprague, Bertovich, Wingenfeld, White

The first request is a request for an alteration of topography to 160 acres at the Boyas Property north of Rockside Road. Mayor Piasecki stated the Engineer's report states the excavation of the site has been well managed and sediment control is in good shape. Mayor Piasecki asked Mr. Boyas on the layout is there going to be some flat area near the creek? Mr. Boyas stated they stay way back from the creek, they always leave a bench in if they need to go back in and clean it they have an access drive that they maintain. Mr. Boyas stated if you went there you would see it, but the detail is not shown on the map.

Moved by Sprague seconded by Bertovich to approve the Request for Alterations of Topography to 160 Acres on the North Side of Rockside Rd.

Roll Call: Aye – Sprague, Bertovich, Wingenfeld, White, Piasecki

The second item is a request for Alteration of Topography 116 Acres South Side of Rockside Rd. Mr. White asked Mr. Boyas about the water coming down across from Donald Ave. Mr. Boyas asked Mr. White to call him when it happens again during another rainfall. They both are going to take a look at it in the future.

Moved by Bertovich, seconded by Wingenfeld to approve the Request for Alterations of Topography to 116 Acres South Side of Rockside Rd.

Roll Call: Aye – Bertovich, Wingenfeld, White, Piasecki, Sprague

The third request is for a lot split and consolidation on West Canal Road. Mayor Piasecki asked if there was going to be a problem with splitting utilities? Engineer Sciano stated it will have sanitary and water off of Granger and Cloverleaf. The southern portion will have sanitary and water off of West Canal and there is one

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unknown issues that is an existing storm sewer that was put in by the great grandfather and carries public and private water. Engineer Sciano thinks that may come back to the board. Mayor Piasecki asked if it's a problem for development? Engineer Sciano stated it depends on the end user and what their plan is.

Moved by Piasecki, seconded by Bertovich to approve the Request for Lot Split and Consolidation for various Parcels on West Canal Rd. and the Cloverleaf Parkway Extension.

Roll Call: Aye – Wingenfeld, White, Piasecki, Sprague, Bertovich

The fourth item is a request for a new building cooler at 9099 Bank Street. Mike Borgan a representative for the company was present. They will be selling wine mainly to other wineries. There will be wine tastings at the facility. The floors are done, walls are painted and they are almost ready to go he stated.

Moved by Piasecki, seconded by White to approve the request for a new building cooler at 9099 Bank Street (P.P.N. 571-12-012).

Roll Call: Aye –White, Piasecki, Sprague, Bertovich, Wingenfeld

The next requests if for lowering an existing gas pipe in two locations. Mayor Piasecki asked what type of pressure are they using? Engineer Sciano stated it was high pressure.

A Request for Variances to Relocate and Lower an Existing 14" Gas Pipe Line under an existing stream and stabilize the existing stream channel and bank, across from the Valley View Fire Station and north of Hathaway Road and stabilize an ephemeral stream south of the Valley View Fire Station, Salt Bin and Bus Garage and south of Hathaway Road on P.P.N.'s 572-12-009, 572-12-029, and 573-02-004

Moved by Piasecki, seconded by Bertovich to approve the Variance from Ordinance Section 1051 – A 30 feet wide variance North of Hathaway Road in the Preserved Buffer.

Roll Call: Aye – Piasecki, Sprague, Bertovich, Wingenfeld, White

Moved by White, seconded by Sprague to approve the Variance from Ordinance Section 1051 – A 30 feet wide variance North of Hathaway Road in the Managed Buffer.

Roll Call: Aye –Sprague, Bertovich, Wingenfeld, White, Piasecki

Moved by Piasecki, seconded by Sprague to approve the Variance from Ordinance Section 1051 – A 20 feet wide variance North of Hathaway Road in the Limited Development Buffer

Roll Call: Aye – Bertovich, Wingenfeld, White, Piasecki, Sprague

Moved by Piasecki, seconded by Bertovich to approve the Variance from Ordinance Section 1051 – A 15 feet wide variance South of Hathaway Road to place a concrete mattress in the ephemeral stream over the pipeline

Roll Call: Aye – Wingenfeld, White, Piasecki, Sprague, Bertovich

The sixth item on the agenda is a request for Site Approval and Variances at 7500 Hub Parkway. Law Director Lambros stated to be consistent there should be some sort of landscape plan submitted like in the past. Mayor Piasecki stated they want to store material outside and fence it in. They are asking for a 8 foot fence.

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Request for Site Approval and Variances at 7500 Hub Parkway (P.P.N. 573-27-006)

Moved by Bertovich, seconded by White to approve the Variance from Ordinance Section 1252.02(e) – A variance for the storage of materials not included on the lists of manufacturing and assembly processes and products limited in the District.

Roll Call: Aye – White, Piasecki, Sprague, Bertovich, Wingenfeld

Moved by Sprague, seconded by Wingenfeld to approve the Variance from Ordinance Section 1252.03(f) – A variance for storage of materials not wholly within enclosed buildings.

Roll Call: Aye – Piasecki, Sprague, Bertovich, Wingenfeld, White

Moved by Wingenfeld, seconded by Piasecki to approve the Variance from Ordinance Section 1252.04(b)(2) – A 30 feet variance to construct asphalt surface storage yard #1 less than 40 feet from the side property line. Contingent upon a landscape plan with a 10 feet buffer submitted to the engineer.

Roll Call: Aye – Sprague, Bertovich, Wingenfeld, White, Piasecki

Moved by Bertovich, seconded by White to approve a Variance from Ordinance Section 1252.04(b)(2) – A 30 feet variance to construct asphalt surface storage yard #2 less than 40 feet from the side property line. Contingent upon a landscape plan with a 10 feet buffer submitted to the engineer.

Roll Call: Aye – Bertovich, Wingenfeld, White, Piasecki, Sprague

Moved by Wingenfeld, seconded by Bertovich to approve the Variance from Ordinance Section 1252.04(b)(3) – a 65 feet variance to construct asphalt surface storage yard #1 less than 75 feet from the rear property line. Contingent upon a landscape plan with a 10 feet buffer submitted to the engineer.

Roll Call: Aye – Wingenfeld, White, Piasecki, Sprague, Bertovich

Mayor Piasecki asked for Ferguson to confirm the number of employees they have.

Moved by Bertovich, seconded by Wingenfeld to approve the Variance from Ordinance Section 1252.07(b) – a 19 parking space variance to provide less than the required 60 parking spaces.

Roll Call: Aye – White, Piasecki, Sprague, Bertovich, Wingenfeld

Moved by Bertovich, seconded by White to approve the Variance from Ordinance Section 1252.08 – a 38 feet square feet per parking space size variance to provide less than the required 200 square feet per parking space size.

Roll Call: Aye – Piasecki, Sprague, Bertovich, Wingenfeld, White

Mr. Fini asked regarding the next variance if the fence is going to be chain link? Mr. Fini stated he thinks the fence should be vinyl coated like the board has required in the past. The board agreed upon green.

Moved by Piasecki, seconded by Bertovich to approve the request for Variance from Ordinance Section 1262.07(c) – A 2 feet fence height variance to provide fences higher than 6 feet, additionally required is a vinyl green coated fence to the West.

Roll Call: Aye – Sprague, Bertovich, Wingenfeld, White, Piasecki

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Mr. Fini stated our requirement is to not have gates and they are asking to have gates.

Moved by Piasecki, seconded by Bertovich to approve the Variance from Ordinance Section 1262.07(g) – A variance to not install gates at the openings in the fences for asphalt surface storage yard #1 and #2. The board approves the installation of gates.

Roll Call: Aye – Bertovich, Wingenfeld, White, Piasecki, Sprague

Law Director Lambros stated this an 80% variance. Engineer Sciano stated the ordinance should be corrected to storage yard #1, not #2.

Moved by White, seconded by Bertovich to approve the Variance from Ordinance Section 1266.04(c)(1) – A 40 feet variance to construct asphalt surface storage yard #1 less than the required 50 feet buffer width from the Country Home District at the rear property line. Contingent upon a 10 feet buffer with landscape plan submitted to the engineer.

Roll Call: Aye – Wingenfeld, White, Piasecki, Sprague, Bertovich

Mayor Piasecki stated the next item is actually a state approved permit. The board will need an engineer's report submitted. Engineer Sciano stated Kurtz will amend their submittal to include the retention basin that the board talked about in caucus and an overall grading plan for their facility. It will allow them to bring and process material and stay within the grading plan. They have a copy of the report and need to address each and every item and submit a special flood hazard development permit to be able to place material in the flood plain.

Motion to adjourn.

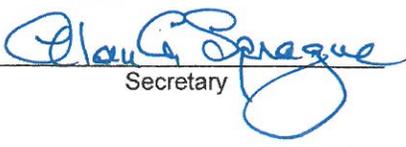
Moved by Bertovich, seconded by White to adjourn at 6:25 p.m.

Roll Call: Aye – White, Piasecki, Sprague, Bertovich, Wingenfeld

Meeting adjourned at 6:25 p.m.

Date: 9/18/12


Chairman


Secretary