

Planning Board Minutes of October 2, 2012

Present: Brian Perry, Chairman
Daniel Kowalik
Richard E. Forrestel
Robert Anderson
Mary Jane Shonn
Brian Murray, Alternate
Don Shonn, Attorney
Paul Bowers, Engineer
Ralph Migliaccio, Code Enforcement Officer

Meeting Began: 7:01 P.M.

Chairman Perry opened the meeting with a welcome to everyone.

RESOLUTION duly moved by Forrestel and seconded by Anderson to approve the minutes of the Planning Board Meeting of August 20, 2012. Carried unanimously

96 East Avenue

Code Enforcement Officer Migliaccio explained to the Board that the Warren garage project needed a height variance as the plans are for a 16' high garage and the Village Code allows for a 12' accessory building in the R-2 zone. Dennis Warren came before the Board to ask permission for the variance. He stated he would like to build a two story garage measuring 28' x 38' with two garage doors and a man door used for storage purposes. The garage would be located on the North side of the shared roadway. After further discussion the Board agreed to forward this project on to the Zoning Board of Appeals.

RESOLUTION duly moved by Shonn and seconded by Anderson to recommend to the Zoning Board of Appeals approval of the application for a height variance to build a garage at 96 East Avenue be and hereby is approved. Carried Unanimously

66 Main Street

Thomas Kelkenberg and Architect, Doug Klotzbach, came before the Board to share a preliminary plan to build a restaurant with two apartments on the vacant land located at 66 Main Street. The building would be designed to fit right into the Village motif. An Italian restaurant would occupy the lower level and a two bedroom and a three bedroom apartment would share the upper level. A covered porch on the rear of the building would complement the covered porches on the adjacent buildings. The building would sit on the vacant lot with 3' alley way on the east side and a 5' alleyway on the west side to control the drainage. Shared parking is available in the rear of the building and also public parking on Main Street. Attorney Shonn stated that any commercial plans or concepts need Planning Board approval. After discussion the Board agreed to approve the concept of the plan and to recommend a building permit be submitted to the Code Enforcement Officer.

RESOLUTION duly moved by Forrestel and seconded by Kowalik to approve the concept of a new building with an Italian Restaurant on the lower level and two apartments on the upper level at 66 Main Street with the next step to apply for a building permit with the Village Code Enforcement Officer be and hereby is approved. Carried Unanimously

Akron Village Commons

Village Engineer Paul Bowers reported to the Board that he met with the Village Department of Public Works on September 25, 2012 to go over the comments for the phase I final plat for the Akron Village Commons. At the meeting they compiled a list of remaining comments which Engineer Bowers does not deem serious enough to hold back the signature of the Chairman on the Phase I final plat. He stated that the comments can be addressed on the Public Improvement Permits needed to begin the infrastructure. Attorney Don Shonn recommended ratifying the conditional approval and having the Chairman sign the final plat for Phase I

RESOLUTION duly moved by Anderson and seconded by Forrestel to ratify the conditional approval of August 20, 2012 and authorize the Chairman to sign the final plat for Phase I of the Akron Village Commons Subdivision be and hereby is approved. Carried Unanimously

OTHER:

Village Code Enforcement Officer Migliaccio reported to the Board several businesses in the last several weeks that opened up on Main Street without a permit or approval from the Planning Board. After discussion the Board would like to put a list together of the information needed to change the use or group of a commercial property in the Village such as a survey and a site plan with elevations. The list would be listed on the website or available at the Village Office. More to follow

Planning Board Members Shonn and Forrestel wanted to revisit the proposed plans for the restaurant/apartment building located at 66 Main Street. The concept was approved but they would like to see more plans such as the elevations of the front and the back of the building to make sure it will fit in with the surrounding buildings. A letter will be sent out to Architect Doug Klotzbach asking for the additional information.

TRAINING: Discussion was held regarding available training for the rest of the year 2012. The Secretary will follow up with Erie County for free training opportunities available in the next few months.

Meeting adjourned at 7:50 P.M. on a motion from Anderson and seconded by Kowalik. Carried Unanimously

Next Planning Board meeting: November 12, 2012 at 7:00 PM.

Submitted by:
Brian Perry, Planning Board Chairman