

PLANNING BOARD MINUTES

Wednesday March 17, 2004

WORK SESSION 6:30 P.M.

Roll call Miscellaneous
Minutes Agenda items
Sign review Communications
Update on pending items
Committee reports

AGENDA ITEMS **7:30 P.M.**

- | | |
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| ITEM I
Cimato/Marrano
Agricultural | REQUESTS CONCEPT PLAN APPROVAL FOR FOX TRACE EAST SUBDIVISION WITH 77 LOTS - LOCATED NORTH OF OF SHERIDAN DRIVE, SOUTH OF GREINER ROAD AND EAST OF HARRIS HILL ROAD. |
| ITEM II
Vito Pace
Agricultural | REQUESTS CONCEPT PLAN APPROVAL FOR A THREE (3) LOT OPEN DEVELOPMENT AREA LOCATED AT 5485 SALT ROAD. |
| ITEM III
Paul Kowalski
Agricultural | REQUESTS A TEMPORARY CONDITIONAL PERMIT FOR A SITE CONTRACTING / LANDSCAPING / FIREWOOD BUSINESS LOCATED AT 6555 HEISE ROAD. |
| ITEM IV
Ismet Hallac
Major Arterial | REQUESTS CONCEPT PLAN APPROVAL FOR THE CONSTRUCTION OF A 3700 SQUARE FOOT ADDITION TO THE EXISTING PLAZA LOCATED AT 5445 TRANSIT ROAD. |

ATTENDING: Patricia Powers
Joseph Floss
Christine Schneegold
Reas Graber
Tim Pazda
Jeff Grenzebach
Wendy Salvati

INTERESTED
PERSONS:

Councilman Scott Bylewski
Paul Thoms
Sean Hopkins
Bernard Orzel
J. Eldon Owens
Robert Pidanick

MINUTES

Motion by Jeff Grenzebach, seconded by Tim Pazda to approve the minutes of the meeting held on March 3, 2004. Reas Graber and Joe Floss did not attend that evening, and recused themselves from the vote.

On the Question?

Christine Schneegold said she did not say anything that evening for the one item on the agenda. The speaker was actually Patricia Powers.

Jeff Grenzebach	AYE.
Reas Graber	RECUSED was absent
Joe Floss	RECUSED was absent
Tim Pazda	AYE
Patricia Powers	AYE
Christine Schneegold	AYE

MOTION CARRIED.

ITEM I
Cimato/Marrano
Agricultural

REQUESTS CONCEPT PLAN APPROVAL FOR FOX
TRACE EAST SUBDIVISION WITH 77 LOTS
LOCATED NORTH OF SHERIDAN DRIVE, SOUTH OF
GREINER ROAD AND EAST OF HARRIS HILL ROAD.

DISCUSSION:

Jim Callahan gave a brief description of the property which is located south of Greiner Road, north of Sheridan Drive and east of Harris Hill Road. The project was originally submitted to the Town in the late nineties, and was reintroduced to the Town in 2003 after a long delay. A Negative Declaration under SEQRA was issued on December 17, 2003. The original concept plan was denied by the Planning Board on December 10, 2003, but a re-zoning recommendation to Residential A was forwarded to the Town Board. The Town Board took no action on the re-zoning recommendation from the Planning Board on February 11, 2004. The applicants have met several times with the Planning Board Executive Committee, and they are here to have the full Planning Board consider a revised concept plan. It is currently zoned Agricultural, and the Master plan identifies the area in a residential classification. Sean Hopkins spoke on behalf of the applicant along with project engineer Rob Pidanick, who reviewed the revisions of the plan to the present day proposal. There are two connections to this project - one on Greiner Road and one on Harris Hill Road. There are two cul-de-sacs, and a green space that is almost four acres in size. They are proposing to extend the sanitary sewer up Greiner Road, to the frontage of the property into the subdivision. Patricia Powers said "The soil report and the environmental site assessment plan were received after noon today. These documents were promised way back on February 11th, and should have been brought in before the last moment. The items that we agreed upon when we met on March 2nd with the Executive Committee were:

- 1) That lots #1 and #73 will be identified as landscaped and undulating to create a rural scene. Deed restrictions on these lots will exclude fences on the Greiner Road frontage.
- 2) Lots # 69 and #73 - Maintenance of the proposed wet pond to be the responsibility of the adjoining lot owners.

- 3) Formation of a sewer district to allow expansion of sewer District #5 to accommodate the project. The project may not proceed as designed without public sewer capacity.

- 4) There will be no vehicular access to Meadowbrook Road or Sheridan Drive.
- 5) The rear yard drainage will be set back off the rear property line to allow for retention of mature vegetation as a buffer to the rear lots on Meadowbrook Road.
- 6) Chardale Drive will have to be brought up to Town Highway standards.
- 7) Install the sewer line in the roadway, not in the back of the lots along Meadowbrook Road.

Sean Hopkins said they are in agreement with all of the above. Patricia Powers asked Christine Schneegold to read the memo that Planning Board received today from the neighbors.

Date: March 17, 2004

From: Elizabeth Munch & Ken Galas
4980 Meadowbrook Road

Concerns regarding Foxtrace East Subdivision:

- 1) Traffic flow - Greiner/Harris Hill = PROBLEMS
- 2) Water levels - Drainage problems have always been a concern. More housing = MORE WATER.
- 3) Noise levels - Eliminating the natural vegetation will increase the noise levels.
- 4) Not a good thing to cram lots in that location TOO MUCH!

Christine Schneegold asked "Did we establish what the set back will be off the rear property line for the rear yard drainage?" Rob Pidanick said "We talked about fifteen to twenty feet. As you can see there are some trees along these rear property lines. If we have an easement large enough in the backyards, it allows us to work along the treed area rather than just take a swath through. It affords us an opportunity to move storm drainage through, and keep mature trees where we can. We have always been interested in keeping as much of that screening as we could. We committed to the neighbors that we would make every effort to do that." They will meet with the neighbors again to discuss more technical issues. Jeff Grenzebach asked Sean Hopkins to comment on the soil study. Mr. Hopkins said there was a tire fire in the 1970's. The

Cimato's have removed much of the debris. We have done a Phase I and we have also done a field testing. There is some additional debris on the site that will need to be removed. Mr. Cimato is aware of that. It will be removed, and we will make sure that all the soils are completely clean. There is not a contamination issue, but there is construction debris, there are some tires, and they will have to be removed. Due to the more stringent building codes adopted by New York State last year, they have to do soil testing for each of the sublots as well. The building department will have to review those as well, and foundations for the homes have to consider the existing soil conditions. We will comply with those requirements, we are mandated." Pat said a report from GZA recommended that this site be cleaned. They found tires, metal, wire, glass and nails. If this project moves forward, when that work is done, could we have a detailed copy of invoices for the file? Sean said they could provide a scope of work before they do it, and after the work is done provide a summary of the work. Tim Pazda said "I commend the applicants for their efforts to make this plan more palatable, and creatively reducing density with the Executive Committee, however, I will re-state for the record my two concerns. One, being traffic. I feel that dumping additional traffic on to an over burdened road as identified by Master Plan 2015 is questionable. Of course that is Harris Hill Road. Two, is sewage capacity. Giving away a finite supply of sewage capacity to new developments, and perhaps short changing current sewer districts continues to be a concern to me." Sean said "I want to re-iterate our representation relative to sewer capacity. We have met with Erie County, they have indicated sewage capacity does exist today. Of course we are going to pay for extending the sewer approximately 2000 feet up Greiner Road. In the unlikely event that sewer capacity does not exist when we obtain the final approvals from the Town, the subdivision will not be built. We are not going to build a subdivision on septic. Marrano is not interested in that. Town Engineer Joseph Latona has indicated he views this as an opportunity to hopefully provide sewer for Meadowbrook in the future. The residents will have to work it out if they want sewer, but this does provide an opportunity to provide sewer along that street in the future. The capacity of the new sewer pipe that Cimato will pay for up Greiner Road will take that into consideration. It will be sized in a manner that could

accommodate the future sewer on Meadowbrook.

Chairman Powers asked if they intended to phase the project. Yes, they intend to build from Greiner Road first, up to Chardale Drive, and the full build out will take 5 to 7 years. Pat asked what the percentage of green space is. Sean said it is 3.9 acres or approximately 7%. Pat said with regard to the traffic island off of Greiner Road, the Highway Superintendent is not in favor of that idea.

Christine Schneegold asked Mr. Hopkins "What if after Phase I, when you come to build Phase II, there is no sewer capacity?" Mr. Hopkins said "There will have to be sewer capacity, there will not be any lots developed on that site without sewer service available." Tim Pazda asked about the signage for the development, a monument type sign. Sean said there would be no plan to install permanent signage other than the street signs that are required.

Chairman Powers asked if anyone in the audience had any comments or questions. Concerns voiced by the residents were sewer capacity, maintenance of open green space, small cul-de-sac frontages, density, drainage, water problems in many of the yards on Meadowbrook, and soil studies. Paul Thoms said he has been privileged to attend several Tuesday morning meetings with the Executive Planning Board. Many issues have been raised, many departments and agencies have been involved, a lot of information has been gathered, and he hopes there is a specific checklist that will be adhered to very systematically. He would like to see this project be the best that it can be, one that the developer and the builder, as well as the Town can be proud of. Mr. Jeffrey Hennard said he has concerns about the possible future ramifications of water collection over time. Who will guarantee that he won't have foundation problems ten or fifteen years from now? Mr. Pidanick said he couldn't answer speculative questions regarding the soil. What he can say is that the soils that are here under the ground have been here for thousands of years, and have not changed since the glacial times. Don Owens of Earth Dimensions has said that you can build homes on any type of soil if you properly design the foundation to fit on those soils. All the homes in this subdivision will be properly designed for the soil conditions on that site. We are not anticipating any negative impacts. These questions are almost impossible to answer. We can tell you what precautions we are going to take, what we know about the site, what we will do to

comply with the building codes to

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make sure that these homes are done properly. Obviously we do not want any negative or significant adverse impacts on any of the neighbors. Mr. Pidanick said "I want to address some comments made by Eldon Owens regarding the sanitary sewers and what assurance is offered. This developer is not offering any assurance to any of the neighbors. All we are doing is extending the sanitary sewer up Greiner Road to service this subdivision. The Town Engineer is currently looking into the possibility. We have given him plans that we have on it so far, there is no site topography gathered along Meadowbrook or anything like that. This developer is offering no guarantees, nobody can offer any guarantees that the capacity will be here for the Meadowbrook people when and if they are ready to build, when they decide they want to be in the sewer district. There aren't any guarantees on any of these things. We are bringing the sanitary sewer up here, there is capacity now in that system, it is designed to take in Meadowbrook, it is designed to take in this subdivision, and as long as we are offered assurance by the County sewer people that there is capacity for this now, as we have been told there is, and we demonstrated through the SEQR process, that is all we can tell you right now. Regarding this area over here, this proposal is currently designed to be taken over by the Town of Clarence. We are not proposing any grand landscape plan, although the petitioner is obviously very interested in doing something, they would like to see something nice to go in there. I am sure that they would be happy to discuss that with the Town, possibly low maintenance things in this area. We do expect a lot of green space, but don't expect to dump something on the Town that they are going to be stuck with. I think this is going to be one of the nicest amenities to come into the Town of Clarence as far as what is being offered in a residential subdivision, and I think the people are going to be very proud of it. With regard to the cul-de-sac lots we have found that these are the very first lots to sell out in a subdivision, that is where people want to be. All of the lots, even the smallest lots meet or exceed the minimum requirement of the Residential A zone. We believe we have come up with a plan that is going to be the best that can be put forth on this site." Sean Hopkins said Mr. Thoms made a good point relative to conditions we actually talked about before this evenings meeting. We know there are some things that need to be ironed out, I think we have reached an agreement with respect to a lot of the conditions that were reviewed previously. We also support his position, that at the end of the process, to the extent that there is agreement between the neighbors, the applicant, as well as the Town on the conditions.

We would like those to be clearly specified so

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everyone knows what their obligations and responsibilities are pursuant to those conditions. We are more than willing to work with the Town and the neighbors to make sure as this process moves forward, that the conditions are clearly specified. I think that is useful input, and we will work with Mr. Thoms and his neighbors on that.”

ACTION:

Motion by Patricia Powers, seconded by Wendy Salvati to recommend concept plan approval with the following conditions: Submit a completed development plan approval checklist for major residential subdivisions also known as attachment #2 in time for the board to check it with the plan. Pay special attention to #11 include a traffic control and safety plan showing the location of all traffic control devices on a site plan. Also, item #16 - a street beautification plan showing the layout, species, and cross section of the highway right of way. This will be co-ordinated with Highway Superintendent Ronald Witnauer. Item #17 - a tree survey showing the diameters of all trees over 4" and species type, and protective measures to be taken for all the trees which will be saved including those along Greiner Road. Item #19 - a street lighting plan that shows the size and type of poles with exact locations. That is something we need to talk about, because Mr. Cimato Sr. indicated he would talk to NYSEG relative to the existing poles to see if they could be placed in the infrastructure, so they might be going. Item # 20 to do with the green space - Any homeowner's association plans including deed restrictions, protective covenants, and descriptions of areas of maintenance and liability.

This brings us to the green space. You are at 3.9 acres or seven percent. Today we did some research on this green space in Fox Trace East. Chairman Powers said the green space on this project is not a park it is a green space. You keep the land, deed restrictions on all the lots. You maintain the land through the deed restrictions, and pay the difference between the 7% and the 8% of the recreation fee. Councilman Bylewski suggested a bike trail through there. One of the items I have on the list was for the developers to consider a bike path on Chardale Drive, because there really is no place for a bike trail to exit on to Sheridan Drive. If they go through the easement that is shown, they are being dumped onto private property. I am all in favor of bike trails that go somewhere, but the bike trail comes off of Greiner Road and doesn't really go anywhere. I think it is an item we can work on. Pat Powers asked for a second to the motion.

On the Question?

Joe Floss said there was an indication from Mr. Pidanick that the green space would be dedicated to the Town, I would be concerned about

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that going forward. There should be some assurance that the property will be maintained per Mr. Owens concerns, but I think it is in direct conflict with what the recreation committee had requested. Pat read "As far as the green space is concerned we all know that they are not interested in pocket parks, this is not a pocket park, this is green space.

They would keep the land, they would deed restrict all lots, and maintain the land through the deed restrictions working out an agreement with the homeowners to pay to maintain the green space in the project itself, and pay the difference between the 7% and the 8% green space fees". Joe said "In regards to the soils, there is a soil study available here at the Town that was done in the 60's. I think you addressed sufficiently Marrano's expertise in building in any soil condition. Don Owens report does indicate that the glaciers movements were rather fortuitous for the Town of Clarence, and the same soils that exist in Amherst, are not here in Clarence. However, there are new stringent codes by New York State law that require boring and testing on every single lot before a building permit is issued. If the approval is given tonight, it does not give them the ability to start developing, it allows them to go off and do their engineering. They have to demonstrate to the Town ultimately that this will not exacerbate neighboring properties, or extend water on to your properties on Meadowbrook.

To reiterate the capacity issue - the applicant here, was saying that the sewers line is large enough - that is all he is saying. He is not saying you are guaranteed, nor the Town. I don't think the Town could guarantee that there will be capacity in the facility in Amherst or what the County will provide in the future. It is something we are absolutely looking in to."

Tim Pazda	NAY
Jeff Grenzebach	AYE
Reas Graber	AYE
Joe Floss	AYE
Christine Schneegold	AYE
Wendy Salvati	AYE
Patricia Powers	AYE

MOTION CARRIED.

ITEM II
Vito Pace
Agricultural

REQUESTS CONCEPT PLAN APPROVAL FOR A THREE (3)
LOT OPEN DEVELOPMENT AREA AT 5485 SALT ROAD.

DISCUSSION:

Jim Callahan gave a brief description of the proposed project. The property is located on the east side of Salt Road, north of Greiner Road, and is zoned Agricultural. The Master plan identifies the area in an Agricultural Rural Residential classification. The open development was originally submitted for review in 2001. The Negative Declaration under SEQRA was issued on June 26, 2002. The concept approval was tabled at the Planning Board on November 13, 2002. The applicant pursued a variance for development of one lot, which was denied by the Zoning Board of Appeals due to a lack of frontage for that one lot. The applicant is seeking concept plan approval for a three lot open development area tonight. Sean Hopkins spoke on behalf of the applicant Mr. Pace, and his son-in-law Luther Townsend was present. Mr. Hopkins said "Previously there were concerns relative to the layout of this project as a result of the proximity of driveways. What we have done to accommodate that concern is to connect Mr. Townsend's driveway into the private road and eliminate one curb cut on Salt Road. That was the primary concern. The parcel is approximately 8.26 acres, these are large lots of 2.3 acres each. The Town previously issued a negative declaration, we are only asking for concept plan approval this evening, so we can move forward with this project. Joe Floss asked if the applicant is aware of the charged water line requirement? Chairman Powers asked if anyone in the audience wished to speak regarding this item. Sean Hopkins said "The other thing I wanted to point out is that an access agreement would be granted to insure there are no problems in the future in the event that Mr. Townsend ever sold his house, and there would be access." Cheryl Anthony of 5475 Salt Road said "My property goes right up to where those three lots are going to be. I am the neighbor to the right of Mr. Townsend. I am concerned about the number of buildings, first they wanted one lot and now they want three lots. Cheryl Anthony is also concerned about septic systems and drainage problems right behind her property. Joe Floss said because it did not have adequate frontage for one lot, they applied for a variance and were denied. Jim Callahan said under the Open Development Area law they are required to have a minimum of 36 feet of right of way and he does meet that. It is up to the Town Board to ultimately approve the Open Development. Joe Floss said that is why he is back at this board, because he couldn't

get a variance from the Board of Appeals. This would be a private road with three lots, and only three houses can be built. Joseph Wutz of 5505 Salt Road is the next door neighbor of Mr. Townsend. Mr. Townsend has assured him that the large driveway along his property line there, would not interfere with his property at all. If at one point if there is a concern with the driveways being too close together, that he would eliminate Mr. Wutz's driveway and put an access road from that major driveway into his yard toward his house and his property, so he is all for it. Pat Powers asked Mr. Wutz if he has that in writing. Mr. Wutz said not just yet. He was only approached about this a few days ago. Joe Floss asked Mr. Wutz if his driveway was within one hundred feet of the proposed driveway. Mr. Wutz said Yes. The existing property line of my driveway is within ten feet of the existing property line. He would give me an easement to use that driveway to get to my yard.

ACTION: Motion by Joseph Floss, seconded by Jeff Grenzebach to recommend concept plan approval for a three lot open development area at 5485 Salt Road subject to :
The curb cuts to the south and the north being removed and returned to green space. Have those existing driveways access the open area development.

On the Question? Pat Powers asked Joe Floss if he would add a charged water line to his motion. Joe Floss said he would be happy to. All provisions of the open development area law will be applicable.

Sean Hopkins said "As well as the access agreement."

ALL VOTING AYE. MOTION CARRIED.

ITEM III
Paul Kowalski
Agricultural

REQUESTS A TEMPORARY CONDITIONAL PERMIT FOR A SITE CONTRACTING / LANDSCAPING / FIREWOOD BUSINESS LOCATED AT 6555 HEISE ROAD.

DISCUSSION: Jim Callahan gave a brief history of the project. It is located on the east side of Heise Road, south of County Road. The property is zoned Agricultural. The Master plan identifies this area in an Agricultural Rural Residential classification. The applicant is proposing to operate a site contracting / firewood business in the Agricultural zone, and was referred from the Town Board on March 10, 2004 to consider a

temporary conditional permit. Mr. Kowalski said this is a start up business, he does hold a full time job. Any disruptions to people in the area would be minimal at best. On the survey, he has shown the staging area, and at this stage of the game, it is extreme. He is going to try and get by with an existing stone area 75' x 50' that he has behind the steel building. If the business goes very well, he will move it out of that area. It is not his intention to hold a full time position based out of his residence. There are no employees. Reas Graber asked if there would be any wood piles stored by the road. Whatever can be stored in the steel building, all the heavy equipment will be in the steel building, for security reasons as well. Joe Floss said he felt that the neighbors property line should be buffered. There is a riding stable set off the road to the north east of you. Horses get spooked sometimes. Joe asked Mr. Kowalski to describe his operation on a weekend, on a weekday, and what your hours are going to be. How many vehicles will be running at any one time, or equipment that you have to load and unload. You don't anticipate being on the site very often. Mr. Kowalski said "No." Joe Floss said "Are you going to cut fire wood, or grinding any materials?" Mr. Kowalski said "That would not be my intention. We did purchase a fire wood processing unit. Since we purchased it, it is our intention to put it at another location, we may even be in the southern tier with that. It is not our intention to do any production at that location." Wendy Salvati said "So you will just bring cut wood..." Mr. Kowalski said "We may not even bring any wood to that location, it may just be the site grading. I have got a bulldozer and a loader backhoe, things that are kept in the steel building, loaded on the truck, go to the job site, and come back in the evening." Wendy said "So will you be storing wood back there?" Mr. Kowalski said "We may or may not even have wood back there. The only wood that we probably will have on site is for personal use." Wendy said "Well, what will occur in the staging area?" Mr. Kowalski said "If I have a dump truck trailer together, or I couldn't get those in the steel building, that would be parked there. If I had a load of stone that I wasn't using, I would dump it there, and then load it up when I am ready. Like I say, any material on site would be kept to an absolute minimum. It is our intention to keep it as a home, a residence." Wendy said "I am not sure what you would be using the stone for, for a firewood business." He is asking for more than firewood here, site contracting, and a landscaping business. Christine Schneegold asked what the hours of operation would be. Mr. Kowalski said "I can safely say within the confines of what was on the application. But it is kind of deceiving because when I say from 7 a.m. until 7 p.m. I am not on site for that

amount of time. That would probably be the earliest I would load something up, and the latest I would unload something. That would be Monday through Saturday. Pat Powers said "You said no vehicles would be stored outside, right?" Mr. Kowalski said "We have a dump truck and the trailer. But there again, I can do that behind the steel building." Wendy Salvati asked "Will you have any signage on the property?" Mr. Kowalski said "It is not my intention to do that." Wendy asked "Will there be any lighting in that area?" Mr. Kowalski said "Nothing, other than what currently exists there - the mercury vapor light that is on the barn for security, which is out there now." Pat Powers said Mr. Kowalski "You are asking for a site contracting business, does that imply you clear sites for construction? Mr. Kowalski said "It would be the residential grading of land, whether it would be putting a new driveway in, the restoration of a site." Pat said "If you derived any material from that type of an operation, you wouldn't be bringing that back to the site to store it on this property, would you?" Mr. Kowalski said "No. I am strictly restorations." Pat said "Therefore you won't be doing any concrete grinding on the premises?" Mr. Kowalski said "Absolutely not."

ACTION:

Motion by Joseph Floss, seconded by Reas Graber to recommend a Temporary Conditional permit for a Site Contracting, Landscaping, and Firewood business located at 6555 Heise Road to the Town Board with the following conditions:

- 1) The hours of operation will be Monday - Saturday 7a.m. to 7 p.m.
- 2) No concrete grinding.
- 3) No outside storage with exception of dump truck and trailer which will be stored in the staging area.

Joe Floss said he wanted to reduce the staging area 50 feet off back of the parcel, and 40 feet off the south property line. This will condense the staging area, to allow the potential for berming if you are there and it becomes unsightly.

- 4) Reduce the staging area 50 feet off the back of the parcel, and 40 feet off the south property line.

ALL VOTING AYE. MOTION CARRIED.

ITEM IV
Ismet Hallac
Major Arterial

REQUESTS CONCEPT PLAN APPROVAL FOR THE
CONSTRUCTION OF A 3700 SQUARE FOOT ADDITION TO
THE EXISTING PLAZA LOCATED AT 5445 TRANSIT ROAD.

DISCUSSION:

Jim Callahan gave a brief background of the project. The property is located on the east side of Transit Road south of Roll Road. The plaza was originally approved in the early 1980's. The plaza has had several additions approved throughout the years. The property is zoned Major Arterial and contains 13.4 acres total. The Master plan identifies the area in a commercial classification. The applicant is proposing a 3700 square foot addition and was referred from the Town Board meeting held on March 10, 2004. Michael Hallac represented his Father. He said "Just Pizza" is going to take part of the new expansion, and a carpet store will be in the rest of the addition. Chairman Pat Powers said when she was at the Town Board meeting, his Father Ismet Hallac said that he had attempted access management for all traffic to come out at the light in the Valu parking lot. Michael said his Father owns all the space within ten feet of the parking lot. Tim Pazda asked if they could do that, would he be willing to eliminate that center driveway. Mr. Hallac said he didn't know, there are no plans for that. Reas Graber said it is difficult to make a left turn from either of those driveways. Tim questioned what the building will look like. It will be a continuation of the existing building. Christine Schneegold said it could use some additional landscaping. There was discussion regarding signage and encouragement from the board to have uniform signage on the buildings.

ACTION:

Motion by Joseph Floss, seconded by Jeff Grenzebach to recommend concept plan approval for the construction of a 3700 square foot addition to the existing plaza at 5445 Transit Road with the following conditions:

1. Before development plan approval show uniform signage for plaza.

2. Access management plan for plaza.
3. Approved Landscaping plan.
4. Blacktop driveway to the property line.

ALL VOTING AYE. MOTION CARRIED.

Motion by Joseph Floss, seconded by Wendy Salvati to adjourn the meeting.

Meeting adjourned at 9:30 p.m.

Patricia Powers, chairman