

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
July 21, 2008

PRESENT: Tom Cowan, Chairman
Rick Meahl
John Olaf
Andy Kelkenberg
John Potera
Terry Janicz
Don Hoefler
Christine Falkowski, Recording Clerk
John Good, Code Enforcement Officer

The Planning Board meeting was called to order at 7:30PM at the Newstead Town Hall by Andy Kelkenberg.

Work Session

Minutes Review – John Olaf motioned to approve the July 7, 2008 minutes, seconded by Andy:

| | |
|-----------------|------|
| Rick Meahl | -Aye |
| Andy Kelkenberg | -Aye |
| John Potera | -Aye |
| John Olaf | -Aye |
| Terry Janicz | -Aye |
| Don Hoefler | -Aye |

Tom Cowan entered the meeting.

Proposed Pharmacy, Restaurant & Retail – 12963 Main Road

This item was recommended to the Town Board on July 7, 2008. This evening, the stone wall was re-examined in more detail. The Planning Board would like to see the stone wall length to extend all the way between both entrances and tapering to the ground. Also, the height should be between 2.5' – 3' maximum. They would also like to see space left for a future sidewalk along the width of the development at the road. John Good transmitted the detailed requirements of the stone wall to Matt Oates of Benderson Development, and the Town Board will also receive a copy.

28- Lot Major Subdivision with Public Improvement – Preliminary Plat – Stage & Havens Road

Eight-inch curbs are preferred by the Highway Superintendent and are already indicated on the site plan. John Olaf made a motion to recommend the preliminary plat only (not final plat) to the Town Board, seconded by Tom with the following conditions:

1. No sidewalks
2. Streetlights at intersection only

| | |
|-----------------|------|
| Rick Meahl | -Aye |
| Tom Cowan | -Aye |
| Andy Kelkenberg | -Nay |
| John Potera | -Aye |
| John Olaf | -Aye |
| Terry Janicz | -Aye |
| Don Hoefler | -Aye |

Golden Pond Estates – Self Storage Units

Jim Felber has made application for a use variance in both the C-2 and MHP zones. Since this type of use is not allowed in any zone, if denied, his other option may be to ask the Town Board to amend the Code making it an allowed use.

(1) -Lot Minor Subdivision – Steiner Road - Christina Heiman

Christina Heiman appeared. She already purchased this 150' x 500' lot from John & Dorothy Routledge in 2006. In response to a violation notice and in order and for Christina to receive a separate tax bill, she made subdivision application herself, in an attempt to make the transaction legal. This 1.7-acre parcel was split from an 81-acre parcel owned by Routledge's.

(1) -Lot Minor Subdivision – Steiner Road - Christina Heiman (continued)

John Potera made a motion to approve this subdivision, seconded by Terry:

| | |
|-----------------|------|
| Rick Meahl | -Aye |
| Tom Cowan | -Aye |
| Andy Kelkenberg | -Aye |
| John Potera | -Aye |
| John Olaf | -Aye |
| Terry Janicz | -Aye |
| Don Hoefler | -Aye |

Akron Coffee House – Preapplication Conference – Peter Henley
Scotland & Indian Falls Roads

Douglas Klotzbach and Peter Henley appeared. Rattles to Reading Day Care Center is located on a 3.92-acre parcel at Scotland and Indian Falls. Peter would like to develop a triangular section of that lot with a 3,000 sq. ft. coffee shop to include outdoor dining. The site would include access from both Scotland and Indian Falls Roads, with 25 parking spots. There would be no drive-up window. Subdivision approval is not necessary unless the ownership should differ. The parcel is zoned R-C, where a coffee shop is not an allowed use. Therefore, Peter will apply for a use variance with the Zoning Board of Appeals. If denied, his other option may be to ask the Town Board to rezone the parcel to C-2. Peter stated he is getting closer to his June proposal for developing his 51-acre parcel at the five corners which is dependent upon rezoning a portion of it, and upon selling the building at 13760 Indian Falls Road.

Christine shared with the Planning Board that the Town Clerk is considering making it a policy to audiotape all meetings, including Town Board, Planning Board, Zoning Board, Drainage Committee, etc.

Next meeting - Monday, August 4, 2008 at 7:30 PM

John Potera made a motion to adjourn the meeting at 9:00PM, seconded by Rick and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk