

Hamlin Planning Board Minutes

Monday, March 6, 2017

7:30 p.m.

The regular scheduled meeting of the Hamlin Planning Board was held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin and was called to order by the Chairperson, Chris Schleiter at 7:30 p.m. with the locations of the fire exits and AED explained for those present. It was asked that all cell phones and pagers be turned off for the duration of the meeting.

Roll call: Linda DeRue, Steve Lauth, Dave Martin, Chris Schlieter, Peter Toney, Mark Ballerstein, and Linda Morey.

Present: Attorney O'Toole, Town Engineer J.P. Schepp, Virginia Truelson, Conservation Advisory Board Member Jeanine Klopp, Highway Superintendent Steve Baase, Town Councilperson Jennifer Voelkl, LandTech Representative Bob Winans, Jim Beehler (Hamlin Meadows), John DeRue,

Approval of the February 6, 2017 meeting minutes. Additions, deletions, or corrections to tonight's meeting. A motion was made by Linda Morey, seconded by Peter Toney to approve the meeting minutes of February 6, 2017 as recorded. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin abstain, Chris Schlieter aye, Mark Ballerstein abstain, Peter Toney aye, Linda Morey aye. Motion carried.

AGENDA

FINAL PLAT

HAMLIN MEADOWS, SECTION No. 3

HAMLIN MEADOWS LLC

1407 HAMLIN PARMA TOWN LINE ROAD

Application of Hamlin Meadows LLC; owners: Hamlin Meadows LLC, for Final Plat Approval for Hamlin Meadows, Section No. 3 (18 residential homes) to be located on 4.4 acres at the end of Beehler Lane. This property is zoned SC (Residential/Senior Citizen). Tax account # 021.03-03-008.001.

Bob Winans of LandTech represented the applicant before the board. In 2008 the Preliminary Plat for Section 1 & 2 was approved for the Hamlin Meadows Senior Citizen Complex. They are here tonight for Final Approval for Section 3 which will include 18 homes. These will extend off existing Beehler Lane. The sanitary sewer is in place and the water and gas to be extended. One half of the pond is dug out. The Plat Maps show the common area which is designated as A, B, & C. The property base is owned by the condominium association. As each home is built a re-sub map will be created.

J.P. Schepp stated that there are no major issues. A plan to continue to build the pond out will need to be submitted. The town has not accepted the dedication to the pond. There are routine details that are not a final plat issue.

Chris Schlieter asked about the street lighting. Upon dedication the town takes ownership.

Steve Baase added that there is a problem with the street lighting. The towns assessor is supposed to fix the issue.

Linda Morey asked if there were going to be rentals in Section 3. There will be no rentals in Section 3.

The dedication of Section 2 will be made after final paving.

Based on the information provided as requested and required by the Town of Hamlin this board hereby grants the Application of Hamlin Meadows LLC; owners: Hamlin Meadows LLC, for Final Plat Approval for Hamlin Meadows, Section No. 3 (18 residential homes) to be located on 4.4 acres at the end of Beehler Lane. This property is zoned SC (Residential/Senior Citizen). Tax account # 021.03-03-008.001.

The following submittals have been received:

- Letter of Intent
- Single Lot Subdivision Application

- Application fee
- Final Plat and Construction Drawings

A motion was made by Steve Lauth, seconded by Linda Morey to approve the Application of Hamlin Meadows LLC; owners: Hamlin Meadows LLC, for Final Plat Approval for Hamlin Meadows, Section No. 3 (18 residential homes) to be located on 4.4 acres at the end of Beehler Lane. This property is zoned SC (Residential/Senior Citizen). Tax account # 021.03-03-008.001. This is a Type 1 negative Declaration.

Members polled: Linda DeRue abstain, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. Motion carried.

DISCUSSION

Virginia Truelson application proposing a party room located at 1722 Lake Road. The space had been used as a party room in the past. The canopy and the gas tanks have been removed. This will accommodate more parking. For now, the parking lot will be leveled off with millings. She plans to rent out the space on evenings and weekends for small parties and gatherings.

Linda Morey asked if these events will be catered. Virginia responded yes, they will bring in their own food and remove their trash also. There is a fridge available for cold storage. There will be no alcohol sold on premises, but it can be brought in. All tables and chairs are in place.

Chris Schlieter stated that the state ROW and sidewalk should be marked. There are 23 new parking slots.

Based on the information provided as requested and required by the Town of Hamlin this board hereby schedules a Public Hearing to be held on April 3, 2017 at 7:30 pm for the application of Virginia Truelson, owner, Virginia Truelson for Commercial Site plan Approval to have a party room for lease/rent located in at 1722 Lake Road per Town Code§520-19(2)(ff) Other uses not specifically listed above but deemed by the Planning Board to be similar in nature and compatible with the purposes of the C-GB District. Tax account# 021.03-3-2.1. This is in a C-GB zone.

A motion was made by Steve Lauth, seconded by Linda DeRue to schedule a Public Hearing on April 3, 2017 for the application of Virginia Truelson, owner, Virginia Truelson for Commercial Site Plan Approval to have a party room for lease/rent located in at 1722 Lake Road per Town Code§520-19(2)(ff) Other uses not specifically listed above but deemed by the Planning Board to be similar in nature and compatible with the purposes of the C-GB District. Tax account# 021.03-3-2.1. This is in a C-GB zone.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

Based on the information provided as requested and required by the Town of Hamlin this board hereby schedules a Public Hearing to be held on April 3, 2017 at 7:30 pm for the application of Virginia Truelson, owner, Virginia Truelson for Special Use Permit to have a party room for lease/rent located in at 1722 Lake Road per Town Code§520-19(2)(ff) Other uses not specifically listed above but deemed by the Planning Board to be similar in nature and compatible with the purposes of the C-GB District. Tax account# 021.03-3-2.1. This is in a C-GB zone.

A motion was made by Steve Lauth, seconded by Linda DeRue to schedule a Public Hearing on April 3, 2017 for the application of Virginia Truelson, owner, Virginia Truelson for a Special Use Permit to have a party room for lease/rent located in at 1722 Lake Road per Town Code§520-19(2)(ff) Other uses not specifically listed above but deemed by the Planning Board to be similar in nature and compatible with the purposes of the C-GB District. Tax account# 021.03-3-2.1. This is in a C-GB zone.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

Town Councilperson Jennifer Voelkl reported that there will be a Public Hearing on March 13, 2017 for the extension of the moratorium on solar, wind, and farm waste energy. A Public Hearing for the opt out of the real property tax exemption for solar, wind and farm waste was held last month.

J.P. Schepp reported that there were two solar applications submitted to the Town of Parma.

Conservation Advisory Board Member Jeanine Klopp reported that the Board held interviews for the open position on the board on February 27, 2017. Their recommendation was sent to the Town Board.

Attorney O'Toole had nothing new to report.

ADJOURNMENT

A motion was made by Linda DeRue, seconded dually by Dave Martin and Steve Lauth to adjourn tonight's meeting barring no further business.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

Minutes respectfully submitted by:

Cheryl J. Pacelli
Clerk to the Support Board

The next scheduled meeting of the Hamlin Planning Board will be held on Monday, April 3, 2017 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is March 21 , 2017 at 12 noon.