



PLANNING COMMISSION MEETING

Present: Mark Votava, Betsy Vance, Sean Flaherty, Del Miske, Brian Krafthefer, Dave Sanocki, Supervisor Marian Appelt

Additional attendees: Ms. Sarah Flynn

Call to Order:

Mr. Votava called the meeting to order at 7:10 PM. The meeting was held remotely via Zoom, due to the Covid-19 pandemic.

Review and Approve for May 21, 2020 Meeting

Dave move to approve minutes, Sean seconded. Motion carried by roll call vote.

Black's Nursery, Sarah Flynn, expand parking and replace the new residence.

Ms. Sarah Flynn, 15743 Hudson Road, presented a proposal to tear down the current residence and replace it with a new building with approximately the same or smaller footprint located on the lot in a position better able to support parking requirements for the nursery. They would also like to add additional storage for equipment. The current proposal is to replace the home. The parcel is 3.4 acres, with a total of 14 acres owned by the nursery in four adjacent but separate tax parcels in the Highway Commercial Zone. The proposed location for the new residence is next to the well and behind the current drainfield. No expansion of the business operation is proposed.

Discussion regarding the building of a new residence: Would the replacement of the residence be considered as consistent with the existing nonconforming use, or would a conditional use permit be required? Mr. Flaherty recommended that the construction of the new residence be contingent upon removal of the old residence is a specified, limited period of time. Requirements of construction would require that the setbacks from the lotline be maintained. An escrow or surety bond may be required to ensure that the old building is removed. A question was raised if the lots could be reconfigured to provide for a 2.5 acre parcel for the residence that met the setback and frontage requirements.

Discussion regarding the modification of the driveway and additional parking: Adding parking and modifications to the driveway would most likely require a driveway permit or a grading permit. Concern was raised over the parking to be on site, and not on the road right of way. When asked about moving the parking to the east of the greenhouse, the response was that parking in that location does not work with the flow of the business. It is proposed that this area be used for employee parking and storage. This area is the former truck stop, and may include contaminated soils. Concern was also raised over the management of runoff from the additional driveway and parking.

Discussion of the construction of the additional storage structure: The planning commission discussed if there was sufficient acreage for the house, garage and shed, and if the additional accessory structure would exceed the allowed number of accessory structures or allowed square footage of accessory structures. It was discussed if combining the tax parcels would address those restrictions

Recommended options to consider include:

- Creating a 2.5 acre parcel for the residence and accessory structure

- Combine the lots for a single tax parcel to provide for all uses

- Replace the house and forgo an additional accessory building

- Replace the house with a house and attached garage to provide for the desired storage.



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Next Meeting

Mr. Votava will verify if the next meeting could be held at Gorman's meeting room or St Lucas Church on July 16.

Adjourn

Mr. Sanoki moved to adjourn the meeting. Seconded by Mr. Kraftefer, the motion carried with a roll call vote. Mr. Votava adjourned the meeting at 9:00 PM.

Respectfully Submitted,

A handwritten signature in black ink that reads "Elizabeth A. Vance". The signature is written in a cursive style and is placed on a light-colored rectangular background.

Elizabeth A. Vance
Secretary