VILLAGE PLANNING BOARD

MINUTES

July 12, 2023

PLACE: North Room of Eason Hall

MEMBERS PRESENT: Chair, Don McCord, Diana Holt, Rick Mathews, Britt Mead

EXCUSED: Tracy Bennett

STAFF: Becky Jackson, Bonnie Rae, Vince Luce

ATTENDEES: Judy Einach, Sam Villafrank, Paul Nacopoules, Chad & Tiffany Gollnitz, G.W. Holt, Dave Fuller Jr., Jim Alexander, Brad Szymczak, Helen Baran

PUBLIC HEARING- 60 NICHOLS AVE. WESTFIELD BRICKHOUSE SPECIAL USE PERMIT

Chair McCord opened the Public Hearing at 7:30am sharp for the special use permit (SUP) for Westfield

Brickhouse/ 60 Nichols Ave. Owner Jim Alexander provided an overview of the intended use of the property noting office space, rented office space, construction business storage and a stock yard for concrete and other related construction materials. Jim noted the Westwind CrossFit Gym will also remain. Jim noted the current large piles there are a result of the material being moved for the construction that will take place and will not remain there afterwards. Don asked if there will be construction materials stored there and Jim said that there would be but not comparable to the size of the existing dirt and materials there right now while undergoing construction. There being no further comments from the public, the hearing was closed on a motion by Britt Mead, seconded by Diana Holt and carried, the public hearing was closed at 7:35am.

PUBLIC HEARING - 158 W. MAIN ST. ALLEGHENY HEALTH NETWORK (AHN)- CHAUTAUQUA MEDICAL PRACTICE SIGN VARIANCE

The public hearing for this AHN sign variance was closed at 7:40pm. On a motion by Don McCord seconded by Diana Holt and carried unanimously, the Board approved the Sign Variance of up to a maximum of 10.5 sq. feet on each sign face side. Two sign color choice renderings were provided with the application materials. Either a white background with dark letters OR a dark green background with white letters. Although it was pointed out that either choice of sign colors is ultimately AHN’s, the additional size was granted to accommodate the Green Sign with White Lettering rendering and White Posts on either side which appeared to be the most popular among the meeting attendees. But again, the Board wanted to make it clear that ultimately, the color choice was up to AHN.

PUBLIC HEARING- 40 CLINTON ST SIX (6’) FENCE- DAVE FULLER JR.

The public hearing was closed at approximately 7:51 am. On a motion by Britt Mead seconded by Rick Mathews and carried unanimously, the Planning Board approved the six-foot fence with the condition that the fence meet the two (2) foot set back requirement AND that the good side of the fence be towards neighboring properties (good side out).

MINUTES APPROVALS

On a motion by Diana Holt and seconded by Rick Mathews, the Planning Board approved the minutes of the June 14th, 2023, and the May 10th, 2023, Planning Board minutes.

VILLA DRIVE (UPPER) MINOR SUBDIVISION REVIEW

Sam Villafrank noted that Kathryn Bronstein approached him to purchase an additional parcel of land to the south of her existing parcel on upper Villa Drive. Don asked how far sewer and water extended? Sam said sewer runs 1800 linear feet and the water is a little less than that about halfway to her existing parcel. Don asked about ingress and egress in the deeds. Sam said they are in there for the developed properties. Don said this would be considered a minor subdivision and therefore the board has the ability to waive any special requirements for minor subdivisions which is defined as lots of 4 or less. He asked the board if they were ok with approving this or if they would rather table this to make sure the deed language shows proper ingress and egress for the “break out lot.” The board decided to table this until Sam provides the Deed Language.

Later in the meeting it was clarified that Mrs. Bronstein wants to simply increase the size of her current undeveloped parcel, essentially doubling its size for future use. The intent is NOT to have an additional separate parcel next to her existing one. Don said in that case, Mr. Villafrank would just require an updated plat showing the new parcel size requested.

Please note, due to a lack of a quorum at the last PB meeting, the Board had to table the following items which are now brought back up for full board review and approval.

45 SPRING STREET SIX (6’) BACK YARD FENCE-ANN CARVELLA

On a motion by Diana Holt and seconded by Rick Mathews the SUP for the 6-foot back yard fence was approved unanimously.

234 N. Portage Street/ StoreNow Modification to Special Use Permit

On a motion by Don McCord and seconded by Diana Holt, the Planning Board unanimously approved the special use permit modification presented by Randy Feinen with the conditions that all of the other requirements of the original special use permit still be fulfilled as well as an increase of buffering for plantings in addition to retaining any of the existing healthy maple trees. It was also noted that after the surveyor marks that boundary line, that any millings that spill over be kept within the property line.

29 ELM STREET SIGN-WANDERLUST

On a motion by Diana Holt seconded by Britt Mead, the Board unanimously approved the 16 sq. foot or 4’ x 4’ attached business sign.

42 N. PORTAGE STREET – PORTAGE PIE PERMANENT SIGN

On a motion by Diana Holt seconded by Rick Mathews, the Planning Board unanimously approved the sign as presented.

The meeting was adjourned at approximately 8:20am.

Respectively Submitted by

Vince Luce, Village Clerk