
**Planning Board Minutes
May 4, 2017**

Planning Board Members Present: Brad Bennett, Julie Pellett, Karl W. Smith, Daniel Compton, Matt Rogers, Fran Overmoyer, Fred Fink

Others Present: Kimberly Rayburn (Secretary) Jim Kier (Code Enforcement Officer) Greg Sterman (Agent Crosman), Charles Siebert

Bennett opened the meeting at 7:30 pm,

I. SPL2-17 Site Plan Review, Crossman Corp Greg Sterman agent, property located at 7629 Rt 5&20 tax map # 80.00-1-4.000 accessory structure for product testing

Bennett stated that this proposal was tabled at the last meeting as they wanted more information on separation between the structure and the existing building. Kier met with Fire Chief Derrick Legters and reviewed the proposal, Legters was ok with the proposal as the structure would not be an issue for them as it is not blocking any doors. They would use a ladder truck to get on the roof if the need arose. Kier also stated that after reviewing Town and State Regulations and a conversation with the Regional Department of State Representative that the structure needs to be a minimum of ten (10) feet away from the existing building. Kier also stated he has had conversations with Sterman regarding ventilation and general conditions for design build.

Planning Board Decision:

Smith made a motion and Pellett seconded the motion to approve SPL2-17 Site Plan Review, Crossman Corp Greg Sterman agent, property located at 7629 Rt 5&20 tax map # 80.00-1-4.000 accessory structure for product testing

Whereas:

1. The placement of storage container can be no closer than ten (10) feet and parallel to the existing building as shown.

Record of Vote:

Bennett Aye Pellett Aye Smith Aye Compton Aye Rogers Aye Overmoyer Aye Fink Aye

II. Area Variance Review TV2-17 Owner Charles Siebert tax map # 67.03-1-7.400 has applied for an Area Variance, to erect a 11 x 27 deck onto west side of existing single family home. A Variance to the side setback is requested Per Schedule I.

Siebert stated that his proposed deck will encroach into the setback by nine (9) feet at the most as the deck will sit on an angle and three (3) feet at the least. The required setback is fifty (50) feet this proposal will leave 41 feet and 47 feet of setback. The Board reviewed the pictures, Fink asked about the driveway on the left side of the house Siebert stated that there is a driveway on the right and also a turnaround area to the left, Smith asked if Siebert had discussed this proposal with his neighbors, Siebert stated that he had sent out the required notification letters and the property to the left side where the deck will go is vacant land. Overmoyer had a brief further discussion regarding the driveway, the right side goes to Siebert's garage and the driveway forks to the left in front of the house over by the door where the proposed deck will go. Smith stated that it looks like the proposal is clear and the Board agreed and does not have any concerns with it.

Planning Board Decision:

Smith made a motion and Pellett seconded the motion to forward the application to the ZBA with their advisory opinion that they are in favor of the proposed area variance to erect deck onto the existing principal building within the setback based on the following:

Whereas:

1. The request is not substantial and does not have an undesirable impact on the neighborhood therefore it does not go against the Comprehensive plan.

Record of Vote:

Bennett Aye Pellett Aye Smith Aye Compton Aye Rogers Aye Overmoyer Aye Fink Aye

III. Discussion:

Compton wanted to discuss some approvals that have been made in the past but have been acted on, if the project had not started within a year they must come back for a new approval, such as the putt putt golf at Shivers Shakes and Cones.

Compton also stated that there are multiple violations that need to be looked into a brief discussion was held.

IV. Minutes of April 20, 2017

Overmoyer made a motion and Fink seconded the motion to approve the minutes of April 20, 2017

All board members present voted Aye, Vote was carried unanimously.

VI. Meeting Adjourned

Smith made a motion and Pellett seconded the motion to close the meeting @ 8:00 pm.

All Board members present voted Aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary