

Betty Corrow, Chair of the Town of Peru Planning Board, called the meeting of Wednesday, December 10, 2008 at 7:00pm, to order.

ROLL CALL:

BETTY CORROW, CHAIR	: PRESENT
RICHARD WILLIAMS, VICE CHAIR	: PRESENT
DOUGLAS CHASE	: EXCUSED
DALE HOLDERMAN	: ABSENT
MARK ROBINSON	: PRESENT
PETER TROUT	: PRESENT
BENJAMIN WRIGHT	: PRESENT
ERIC BLAISE (ALT)	: PRESENT
ATTY. THOMAS MURNANE	: PRESENT
CEO: PAUL BLAINE	: PRESENT

APPROVAL OF NOVEMBER MINUTES:

MOTION: Mr. Williams made a motion to approve the November minutes. Second by Mr. Blaise.

ROLL CALL: Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

PUBLIC HEARING:

- 1. SITE PLAN REVIEW:** GLEN LAMOY
Site Plan Review for an outdoor Wood Boiler at 635 Fuller Rd.

Mr. Williams stated that the Outdoor Wood Boiler was installed about 4 years ago and the stack appears to be 15ft. high with a spark arrestor. Mr. Williams stated that it is sufficiently screened and that 50% or more is inside a metal building.

MOTION: Mr. Williams made a motion to approve the application with the condition that the Outdoor Wood Boiler is inspected by the Code Enforcement Officer. Second by Mr. Robinson.

ROLL CALL: Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

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2. SITE PLAN REVIEW: LAWRENCE BOSLEY
Site Plan Review for an Outdoor Wood Boiler at 27 Jarvis Rd.

Mr. Trout stated that the Outdoor Wood Boiler was installed in 2007 and that all conditions have been met. Mr. Trout stated that Mr. Bosley has planted a few trees in the past month to help screen the Outdoor Wood Boiler and he believes the Outdoor Wood Boiler is sufficiently screened.

MOTION: Mr. Trout made a motion to approve the application with the condition that the Outdoor Wood Boiler is inspected by the Code Enforcement Officer. Second by Mr. Williams.

ROLL CALL: Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

3. SITE PLAN REVIEW: ROBERT DURGAN
Site Plan Review for an Outdoor Wood Boiler at 136 Connors Rd.

Mr. Blaine stated that the Outdoor Boiler was in place prior to the moratorium. Mr. Trout stated that he drove by to view the Outdoor Wood Boiler and he believes that it is sufficiently screened by a fence.

MOTION: Mr. Williams made a motion to approve the application with the condition that the Outdoor Wood Boiler is inspected by the Code Enforcement Officer. Second by Mr. Wright.

ROLL CALL: Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

4. MERGE: GORDON DAVIS
2-Lot Merge at 3407 Rt. 9

Mr. Blaine stated that the application for merge is to resolve a zoning violation for erecting an accessory structure without a primary structure. Mr. Robinson stated that Mr. Davis does own 3 parcels and would like to merge 2 of the parcels.

MOTION: Mr. Blaise made a motion to approve the application. Second by Mr. Williams.

ROLL CALL: Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

6. SITE PLAN REVIEW: ROYCE THOMPSON
Site Plan Review for an Outdoor Wood Boiler at 669 Fuller Rd.

Mr. Blaise stated that the chimney is at least 15ft high and he is not in any zone that does not allow Outdoor Wood Boilers, and he is not within 750 feet of any school or park. Mr. Blaise stated that Mr. Thompson does have a privacy fence that goes around the Outdoor Wood Boiler however the top 1½ft. is visible however it is sufficiently screened.

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MOTION: Mr. Trout made a motion to approve the application with the condition that the Outdoor Wood Boiler is inspected by the Code Enforcement Officer. Second by Mr. Robinson.

ROLL CALL: Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

7. SUBDIVISION: BETTY DESOTELL
2-Lot Merge and Subdivision at 499 Rt. 22B

Mr. Murnane stated that in reviewing the recent submission of the deed, it does appear to be accurate and does meet all the requirements in which he asked for.

MOTION: Mrs. Corrow made a motion to merge the two parcels. Second by Mr. Trout.

ROLL CALL: Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

MOTION: Mr. Williams made a motion to subdivide the two parcels as proposed. Second by Mr. Robinson.

ROLL CALL: Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

8. SITE PLAN REVIEW: BETTY DESOTELL
Site Plan Review for a Used Clothing Shop at 499 Rt. 22B

Mrs. Corrow reviewed the Site Plan Review and everything was present on the map. Mrs. Corrow asked how many parking spaces were needed for the clothing shop. Mr. Murnane stated that they would need 1 parking space for every 250 sq. ft. and since the shop is 42'x77' it was stated that they would need 12-13 parking spaces. Mr. Blaine stated that there are some concerns on how much clothes are brought in and how they would be processed because it has been an issue before. Mr. Wright stated that one of his concerns is the clothing being placed outside and getting rained on. Mr. Robinson stated that they should limit the amount of clothing being placed outside on racks and when closing down for the night the clothing should be brought inside. Mrs. Corrow asked what would be an acceptable inspection of the store by the Code Enforcement Officer to make sure that all conditions are being met. Mr. Williams stated that they could place a condition on the approval for the Code Enforcement Officer to do an inspection on his terms. Mr. Williams stated that they should also place a condition that there are limited sales outside. Mrs. Corrow asked what days she would take off if she would like days off. Mrs. Desotell stated that she would take off a couple days per week but still work on the weekend. Mr. Wright stated that on weekends, people are out looking for yard sales during the summer and maybe Mrs. Desotell would like to change her hours to be longer on the weekends. Mrs. Desotell stated that she would like to have her hours on the weekends from 11-7 and from 3-7 during the week.

MOTION: Mr. Williams made a motion to approve the application with the stipulations that, there are only clothing, purses and shoes for sale. Outdoor sales are limited to two racks only and to be taken inside at night and in inclement weather. Outdoor sales during the summer weekends only. The second building has to be cleared of all clothes by June 1, 2009. Any signs to be approved by the Code Enforcement Officer. Hours of operation will be from 3pm-7pm on weekdays and 11am-7pm on

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weekends. The aisles of store to be clear and meet all fire code requirements. There will be no storage of clothing outside for more than 24hrs. The property to be inspected by the Code Enforcement Officer as needed until no longer necessary. Second by Mr. Wright.

ROLL CALL: Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED.

9. SITE PLAN REVIEW:

ROBERT MILLETT

Site Plan Review for an Outdoor Wood Boiler at 528 Peasleeville Rd.

Mr. Wright stated that he did not get a chance to speak to Mr. Millett however he did view the property and the Outdoor Wood Boiler does set far back on the property and it is screened by the woods. Mr. Wright stated that the Outdoor Wood Boiler is 1000ft from Macomb State Park and he sees no problem with approving the application.

MOTION: Mr. Wright made a motion to approve the application with the condition that the Outdoor Wood Boiler is inspected by the Code Enforcement Officer. Second by Mr. Williams.

ROLL CALL: Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED

ANY FURTHER BUSINESS:

Mr. Blaine stated that being it is December there does have to be a recommendation and motion for Chair and Vice Chair for 2009.

MOTION: Mr. Trout made a motion to nominate Mrs. Corrow for Chair and Mr. Williams for Vice Chair. Second by Mr. Robinson.

ROLL CALL: Mr. Williams – yes, Mr. Trout – yes, Mr. Blaise - yes, Mr. Wright – yes, Mr. Robinson - yes, Mrs. Corrow - yes.

MOTION CARRIED

Mr. Blaine stated that the Codes/Planning/Zoning Website is online now and the Planning Board has its own page. Mrs. Corrow stated that she did talk to Mr. Chase and he could not make the meeting tonight and he stated that he would make a decision by the January meeting as to whether or not he would stay part of the Planning Board or step down.

CEO REPORT:

Mr. Blaine stated that the total permits are up from last year and Planning Board applications have doubled from last year. Mr. Blaine stated that building permits for homes have doubled. Mr. Blaine stated that there are 3 Planning Board applications currently submitted for the January meeting.

ADJOURNMENT:

Motion made by Mr. Trout. Second by Mr. Williams.

All so moved.

Date filed with Town Clerk _____

