

Village of Otisville Planning Commission

Regular Meeting

August 23, 2016

The meeting was called to order at 7:00 p.m. by Chairman Dan Campbell in the Tom Bess, Jr. Council Chambers.

PRESENT: Charlie Daenzer, Sam Miscisin, Ken Banyas, Howard Durocher, John Ray, and Dan Campbell Chairman, Andrea Barden, Recording Secretary, and Bob Jennings, Zoning Administrator

ABSENT: David Tatrow

AUDIENCE: Jeff Huston, Jim Kimes, Denny Loomis, Sr., and Denny Loomis, Jr., and Dave Taljonick

MOTION was made by RAY and was supported by MISCISIN to approve the minutes as presented.

CARRIED--ALL YEAS

FAMILY DOLLAR SITE PLAN REVIEW: (Per Rowe Recommendations)

2. The location of principal and accessory buildings on the lot and the relationship of each structure to another. Setback from East & South property lines not shown.
9. V100, C200- Missing/connection to municipal water and sewer verified on site plan
11. C200--missing photometric plan and light pole detail, compliance cannot be verified
17. V100--South and East sides 40' short--not in compliance (100' of parcel shall be shown) Parking & loading shall conform to a twenty (20) front yard setback from any street and shall comply with the side yard setback required for accessory structures.
28. Missing documentation about SESC Permit

Section 3.17 does not allow fences over 40' in height within the actual front yard. It appears that the privacy fence on the North lot line is 6' tall all the way to the ROW of State St.

Section 3.09 Clear Vision Zone: C200 - One proposed tree in violation SE corner.

Minimum scale of one (1) inch to twenty (20) feet. Scale is 1 inch = 30', waived/ not hard to read

Proposed fences, wall or structural screens are not over three (3) feet in any front yard with Res A for the length of the fence. L100-NE corner has proposed fence in ROW

Section 10.04 Green Belts Required Along the Public Right of Way: Green belts shall be provided adjacent to the right of way of any public street within the required setback (unless the Planning Commission allows the planting to be paced anywhere within the front yard if there is not front yard parking) and meeting the following standards: Use of Living Material - The green belt includes only living and planting beds except for approved sidewalks, signs, driveways and essential services. L100 Does not meet requirement. South side Requ= 4 Prov=3, East side Requ=8 Prov=4

A Type IV buffer is provided for the property north of the site but not the property west of the site. Some trees are proposed in that location, but a berm is also required to meet the Type IV buffer requirement.

The site plan shows only half the number of ROW trees required in Section 10.04.

Additional parking lot screening landscaping is not provided, but that could be viewed as unnecessary "doubling-up" as noted in Section 10.05.

The plan should clarify location of drip line per Section 10.08.B.1.

Copy of MDOT's ditching and storm requirements.

Verify slopes of pipes on C3 from round to square.

MOTION was made by RAY and was supported by DUROCHER to grant approval with the above listed conditions state for approval of site plan.

CARRIED--ROLL CALL--ALL YEAS

MOTION was made by RAY and was supported by MISCISIN to adjourn at 7:30 p.m.

Andrea M. Barden, Clerk

September 26, 2016