

Present: Chair. R. Bennett, D. Richards, J. Palmer, C. Casaceli, B. Brooks, D. Simpson & K. Masterson - Code Enforcement Officer

Excused: R. Haak & J. Campbell - Town Attorney

AGENDA:

- *Mini-Plus Storage (Lisa Ohle)*
 - *4693 East Lake Road*
 - *Modification to site plan*
 - *Outside trailer storage*

- *Lake End Boat & Mini Storage (Mark Thielges)*
 - *3155 Rochester Road*
 - *Modification to site plan*
 - *3,240 s.f. storage building*

Chair. R. Bennett opened the meeting at 7:00 p.m.

Chair. R. Bennett asked the board to review minutes of the February 13, 2012 meeting. M/2/C (J. Palmer/C. Casaceli) to approve the February 13, 2012 Livonia Joint Planning Board meeting minutes as submitted.
Motion carried 6-0.

Chair. R. Bennett asked **Lisa Ohle's representative, Gary**, to come forward to explain Lisa's request for a modification to an existing site plan to allow boat and trailer storage at 4693 East Lake Road, owned by Iris Duke.

Gary explained that this mini storage business has been around for a couple of decades and is located on the corner of East Lake & Cleary roads. This board had previously given approval for additions to buildings 7 & 8, but that project did not go forward.

Referring to the site plan map, Gary pointed out the area along side of building eight and behind buildings seven & eight. They are looking to store thirty trailers. Lisa wants to help alleviate some of the boat trailer clutter that is always along East Lake Road during the summer and winter months as well. They intend to leave a fair amount of green space, there is a creek on the property and they plan to include more vegetation to help keep the visibility of the trailers down to a minimum. Lisa will be sure to watch for any leaks from these boats, she doesn't want anything to seep into the ground or go into the creek.

D. Richards asked if they were planning to put up a security fence. Gary said, no, they will however, add lighting and cameras for security and safety reasons.

Gary expects the maximum length of the trailers will be 40 feet.

D. Richards asked if they will require the boats to have locks on them. Gary stated that it will be up to the tenants to do that.

They will allow boat storage during the winter months, they all need to be wrapped or covered in some fashion.

It is not a requirement for this application to be sent to the Livingston County Planning Department being the applicant is requesting a modification to an existing site plan. A public hearing on the application is optional.

There will be no measurable increase of storm water. The swale between the buildings will decrease runoff in the parking area. This site will not be conducive to working on the boats outside, it is not a maintenance yard, it's for storage only, no maintenance. The majority of top soil removal will be used on site to build landscape berms/plantings.

Lisa has sent letters out to the nearest neighbors informing them of her intentions. She heard from the new neighbor directly across the street. They have no problem with Lisa's request.

M/2/C (D. Simpson/J. Palmer) to waive the public hearing.
Motion carried 6-0.

The Board reviewed the Short Environmental Assessment Form, Part II for SEQR.

- | | |
|--------|--------|
| A) No | C5) No |
| B) No | C6) No |
| C1) No | C7) No |
| C2) No | D) No |
| C3) No | E) No |
| C4) No | |

M/2/C (B. Brooks/D. Simpson) to declare a negative declaration on SEQR based upon the findings.
Motion carried 6-0.

M/2/C (J. Palmer/B. Brooks) to grant final approval on a modification to an existing site plan to allow boat and trailer storage as submitted in the site plan application with the following conditions:

- 1 That there be no more than thirty (30) boat trailers stored on this site.
- B) That there shall be no maintenance nor boat washing conducted on this site.
- C) That each boat shall be covered and secured (no tarps flapping in the wind).
- D) Treed landscaped berms shall be installed along Cleary Road entrances.

Motion carried 6-0.

Mark Thielges of Lake End Boat & Mini Storage came forward to discuss his request for a modification to an existing site plan to allow construction of a 3,240 s.f. storage building at 3155 Rochester Road.

Mark explained that he has been in business since 1987. The proposed building would provide seven (7) large units to accommodate vehicles & trailers/boats.

He feels that the mini-storage building business is pretty saturated in this area, but some people have been asking for a larger bay. This would essentially free up ten (10) smaller bays. Each unit will be 12' x 36'. He will install two (2) low profile lights on either side of the doorways. This application is for phase one only, he anticipates coming back at a later date with plans for phase II & III.

Kevin Masterson stated that Livonia Town Code specifically states that if a site plan is approved by this board, and the project has not been started in one year, the site plan is null & void. Drainage will not be a problem because there is already a detention pond on site. There are security cameras.

This application does not have to be referred to the Livingston County Planning Board being it is a request for a modification to an existing site plan.

A public hearing is optional.

M/2/C (B. Brooks/D. Richards) to waive the public hearing.

Motion carried 6-0.

The Board reviewed the Short Environmental Assessment Form, Part II for SEQR.

- | | | | |
|-----|----|-----|----|
| C) | No | C5) | No |
| D) | No | C6) | No |
| C1) | No | C7) | No |
| C2) | No | D) | No |
| C3) | No | E) | No |
| C4) | No | | |

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M/2/C (B. Brooks/D. Simpson) to declare a negative declaration on SEQR based upon the findings.
Motion carried 6-0.

M/2/C (D. Simpson/D. Richards) to grant final approval on the modification to an existing site plan to allow Phase I, II & III as submitted, with the s.f. of the proposed building not to exceed 3,240 s.f.

Motion carried 6-0.

Respectfully submitted,

Tammie Schwerzler
Recording Secretary

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