

Town of Shelby Planning Board Minutes

June 1, 2021

Kirk Myhill, Chairperson
Brad Pask
Larry Hill
Jerry Velesko
Dan Wolfe
Roger Wilkins
Teresa Wilkins

The meeting was called to order at 7:00 p.m. by Chairman Kirk Myhill. Minutes from the May 4, 2021 planning board meeting were read. Jerry Velesko moved to accept the minutes as read, with a correction of Todd Walter and Dominica Termini as partners, bought the former Tom Fuller property located on South Gravel Rd. with intent to sell cars only, a maximum of 10 cars on the property via online or on site sales. Property is located in the General Business District. He is currently in the process of filling out the application for site plan review. Planning board hasn't received the application for the site plan review, seconded by Larry Hill, motion passed.

Minutes from the May 4, 2021 Public Hearing for Site Plan Review to operate a retail business (Antiques and Craft Store) at 4237 South Gravel Rd. Medina were read. Larry Hill moved to accept the minutes as read, seconded by Roger Wilkins, motion passed.

Minutes from the Public Hearing for Special Use Permit and Site Plan Review for Philip and Dawn Keppler Agricultural Processing and Distribution Facility at 4500 South Gravel Rd Shelby Center were read. Roger Wilkins moved to accept the minutes as read, seconded by Larry Hill, motion passed.

Old Business:

Junkyard proposed regulations to be carried over to the next meeting.

Calvary Tabernacle Church at 11021 Maple Ridge Rd. Medina has applied for a sign permit. The Zoning Board of Appeals had a public hearing for 2 variances for their application 1) Variance for LED size of sign and 2) Distance from neighbors property. Both variances were approved by ZBA. Kirk Myhill moved to approve sign permit with condition of variances attached to application, seconded by Larry Hill. Roll call vote taken with all board members in attendance approving the motion.

New Business:

Todd Walter at 5138 South Gravel Rd. submitted application for Special Use Permit and Site Plan Review for a retail used car dealership at that site. Kirk Myhill moved to send the application to Orleans County Planning Board for referral review, seconded by Jerry Velesko. Roll call vote taken with all board members in attendance approving the motion.

Kirk Myhill moved to have a public hearing on Todd Walter's Special Use Permit/Site Plan Review to sell used cars at 5138 South Gravel Rd at 6:45 p.m., July 6, 2021 at Shelby Town Hall, seconded by Teresa Wilkins, motion passed.

Andrea Walton at 11412 Maple Ridge Rd, Medina submitted an application for Special Use Permit/Site Plan Review for an Outdoor Recreational Facility. Roger Wilkins moved to send the application to the Orleans County Planning Board for referral, seconded Teresa Wilkins. Roll call vote taken with all board members in attendance approving the motion. Kirk Myhill moved to have a public hearing on Andrea Walton's Special Use Permit/Site Plan Review application to operate an Outdoor Recreational Facility at 11412 Maple Ridge Rd at 6:30 p.m., July 6, 2021 at the Shelby Town Hall, seconded by Larry Hill, motion passed.

Richard Hellert addressed the planning board about a proposed banking facility adjacent to the KeyBank Drive Thru facility/Tops/Valport Properties. An application will need architectural/engineering drawings along with requirements of being in the Maple Ridge Corridor. Also Special Use Permit per Section 715 Drive In business in Zoning Regulations for the Town of Shelby were just a few items discussed at this preliminary discussion

Larry Hill moved to adjourn the meeting, seconded by Roger Wilkins, motion passed.

Next meeting is July 6, 2021.

Respectfully submitted,

Brad Pask
Secretary