

Town of Horicon Planning Board

Minutes of June 15, 2011

Members Present: Bill Bruce, Doug Paton, Mike Raymond, Harry Balz, Jim Remington Alternate: Matt Simpson

Members Absent: Georgia McMeekin

Others Present: Zoning Board Member Priscilla Remington, Town Board member Bob Olson,

Guests Present: Bill McGhie, Steven L Smith

Everyone wished Doug Paton a Happy Birthday!

Pledge

The regular meeting of the Planning Board was called to order by Chair, Bill Bruce at 7:00 PM. Harry Balz made a motion to accept the February minutes as written 2nd by Doug Paton All Ayes

New Business:

File # 2011- 02 BL Tax Map 70.-2-11.22 and 70.-2-11.21 Steven and Keisha Smith seeking a Boundary Line Adjustment for parcels located at 215 Valentine Pond Rd. Steven Smith stated that he would like to adjust the boundary lines between parcel B1 & B2 making B1 41.665 acres and B2 10.05 acres in order to separate the “workshop” parcel from the main house parcel, continuing on to state that both lots will be in compliance with the acreage and road frontage as lot B1 received a variance for road frontage a couple years ago. Steven Smith also added that the adjustment will allow for the “workshop” to be located on parcel B2 to be converted to a single family dwelling as there is an existing separate driveway, enough separation for the well and septic and the proper setbacks from the new parcel lines, requesting the board waive the public hearing as he is the owner of all of the parcels and neighboring parcels. Harry Balz asked if the back portion of parcel B2 is buildable. Steven Smith stated that the back portion is not buildable and there is an existing structure that can be converted to a dwelling existing down by the road, the acreage if only to make the lot conform to the LC-10 acre zone. After a brief discussion, Harry Balz made a motion to deem the application complete, 2nd by Doug Paton. All Ayes. Bill Bruce stated that the applicant has requested the public hearing be waived. Jim Remington made a motion to waive the public hearing as this involves Steven Smith’s property and would not have an adverse effect on the neighbors, 2nd by Harry Balz. All Ayes. Doug Paton made a motion to approve the Boundary Line Adjustment between lots B1 and B2 as this is consistent with the size and setback requirements in the zones and consistent with the neighborhood, 2nd by Harry Balz. All Ayes.

File # 2011-06 CU Tax Map 88.14-1-3 Charles (Jack) and Eleanor Higgins seeking a Conditional Use for firewood sales and sign on parcel located at 6421 State Route 8. Brief discussion on the sign being used

for this project. Doug stated that the town has a sign ordinance. Lengthy discussion ensued about signs. Bill Bruce stated that the board needs to deem this application complete or incomplete at this time. Harry Balz made a motion to deem the application complete and schedule a public hearing, 2nd by Doug Paton. All Ayes.

Board Privilege:

Meeting date change from July 20th to July 27th.

The Board received a letter from Alice Altieri: Bill Bruce stated that proper procedure is that an applicant must first receive a determination from the Zoning Administrator and if she disagrees with his determination, she has the ability to appeal that determination with the Zoning Board of Appeals (ZBA). Harry Balz stated that the board should acknowledge receipt of the letter.

Bill Bruce updated the board on the Zoning Committee's progress.

Being no further business before the board, the Meeting was adjourned at 8:00 PM

Respectfully submitted
Christine Hayes