

## York Planning Board Meeting Minutes

Meeting Date: June 17, 2008

Present: Dave Russo, Mark Vitale, Frank Rose Sr., Rob Susz, Dave Nagel

Others: Jerry Deming, Carl Peter, Heather Ferrero, County Planning Board, and Jason Boyd

Acting Chairman Rose called the meeting to order at 7:05 p.m.

### # 1

Jason Boyd brought in new map with conditions listed for the merger of the new parcel with Jason's present property.

At 7:30 p.m. Frank Rose called the hearing for the Bishop subdivision to order. All requirements have been fulfilled. Frank asked for questions.

The Bishops would have to separate the lot Jason Boyd is buying, and file the deed before Jason can purchase and merge it.

Dave Russo asked how do we know for sure that the property is merged after closing?

Jason Boyd said the stipulations are on the map.

Heather Ferrero said at the end of the year we could check to see if merger took place.

Rob Susz said we could include the contingency of merger in the approval letter, and copy to Anne Sapienza and John Porter of Harris & Beach, Jason's lawyer.

Carl Peter – It would be in Jason's best interests if the lawyer does everything in one step.

**Motion:** Dave Nagel made the motion to approve the subdivision of the Bishop property on Chandler Road into two parcels (12 acres and 10 acres) with the condition that the 10 acres to be purchased by Jason Boyd will be merged at closing with Jason's present 19 acres on River Road, Dave Russo seconded, all in favor, carried.

### #2

Heather brought new map of draft zoning which conforms with the districts in the new zoning law. Broke town of York up into four quadrants taken from 2005 aerial map.

- HDR – high density residential (only one in town)
- C – commercial (square)
- Light Industrial with Adult Overlay east of 36 on 20
- Decided to take Graves garage out of Adult Overlay district

- in Fowlerville the only HC is northwest of corner
- hardware HC on Chestnut and 36
- Residential all the way to HR on Craig Road on west side of 36
- Solid yellow (R) from Virginia Avenue west to Federal Road on Rt. 63
- Residential from Chandler Road south on 36, rear properties instead of HC
- 150 ft. south of Dow Road is Groveland Extension, rest is railroad

Heather will revise the map hopefully by the meeting on the 24<sup>th</sup>.

Frank Cuozzo's subdivision on the agenda for July 15. Donna will contact him and tell him what he needs to get to us and try to get it to the county by July 2 for their meeting on the second Thursday.

Respectfully submitted,  
Donna K. Falkner