

Village of Bergen
Planning Board Meeting
September 15, 2010

Planning Board Attendees:

Kevin Donovan, Chairman
Mary Anne Cooper
Marian Partridge
Jean Stewart
Vicky Truax
Vickie Almquist
René Vurraro, Secretary

Other attendees: George Fargo, John Savage and Tom Williamson

Meeting Opened at 7:30 pm

Approval of meeting minutes:

A motion to approve the meeting minutes of the Planning Board meeting held August 18, 2010 was made by Jean Stewart and seconded by Marian Partridge. The motion carried by the following vote:

Chairman Kevin Donovan – aye
Marian Partridge – aye
Mary Anne Cooper - aye
Jean Stewart – aye
Vicky Truax – aye
Vickie Almquist - aye

Training Opportunities

Chairman Donovan reminded the Planning Board about upcoming training opportunities. Handouts were given to all members with upcoming trainings. Mary Anne Cooper asked about the Fall 2010 Local Government Training and if we had confirmed dates and places. René Vurraro will contact Genesee County Planning Board to see if they have any information.

Privilege of the Floor – Mr. John Savage

Mr. Savage approached the Planning Board about 10 South Lake Avenue. He is interested in purchasing this property and wanted to find out what process he would need to go through to put apartments upstairs. Mr. Savage presented the Planning Board members with a proposal and sketches.

Chairman Donovan wanted to make it clear to Mr. Savage that the Planning Board could not give him any advice or direction, but only inform him of the process that he would need to go through for this type of renovation.

Chairman Donovan noted that the property was located in a C-2 commercial district and that a Special Use permit would be needed. The Special Use permit would require a Public Hearing and once the Public Hearing was held the Planning Board would either approve or disapprove the permit. In addition, any renovations would have to meet code, which would be handled by the Code Enforcement Officer.

26 North Lake Avenue

There has been some concern about car sales at 26 North Lake Avenue. There was a question about the current Special Use permit at this location.

The Genesee County Planning Board Zoning Referrals Notice of Final Actions states the description as "Special Use Permit to operate motor vehicle sales and service." The Special Use permit was issued to Kim Wannike on 10/11/2007.

Section 208 – D. Special Use Permit – 7. – Abandonment of Special Use Permit states "A special use permit shall expire when there occurs a cessation of such use or activity, for which said special use was originally issued, for a period of one (1) year. Upon evidence that a special use permit has been abandoned the Zoning Enforcement Officer shall issue a notice of abandonment to the owner of record for the property by registered mail. If after sixty (60) days the owner has not provided satisfactory Proof that the special use did not cease, the Planning Board shall revoke the special use permit."

The Planning Board has not revoked this Special Use permit, therefore the current sale of cars is allowed under the Special Use permit.

Tom Williamson would like to investigate whether the current Building Code software used by the Village could incorporate Special Use permits as part of the reporting, therefore making review on an annual basis easier.

Adjournment

A motion to adjourn was made by Jean Stewart and seconded by Vickie Almquist. The motion carried by the following vote:

Chairman Donovan – aye
Mary Anne Cooper – aye
Marian Partridge – aye
Jean Stewart – aye
Vicky Truax – aye
Vickie Almquist - aye

The meeting was adjourned at 8:01 pm

Respectfully submitted,

René Vurraro
Village of Bergen
Planning Board Secretary

Completed Training Hours (June 2010 – July 2010)
Chairman Kevin Donovan

6 hours carry over to 2010 - 2011

Mary Anne Cooper

2.25 hours carry over to 2010 - 2011

Marian Partridge

6 hours carry over to 2010 - 2011

Jean Stewart

6 hours carry over to 2010 - 2011

Vicky Truax

1.5 hours carry over to 2010 - 2011

Vickie Almquist

6 hours carry over to 2010 - 2011

Jason Fritsch

René Vurraro