

Town of Eden - Planning Board Minutes

April 3, 2024 7:00 pm

MEMBERS PRESENT:

Brian Reed, Chairman
Andy Romanowski
Marc Timblin
Katrina Schmitt-Ruof
Joe Eppolito
Frank Meyer, DDS
Andy Tarasek
Jennifer Crowe

EXCUSED: Dan Buchanan

OTHERS: Town Council – Vincent Vacco
Applicant – Kristin & Patrick Riester, Eden Family Dental, PLLC

Mr. Reed called the meeting to order at 7:00pm and asked for comments on the March minutes.

Mr. Romanowski made a motion to approve the minutes from the March 6, 2024 meeting. Seconded by Dr. Meyer; Motion approved unanimously.

Eden Family Dental, PLLC Pre-Submission of two-story addition at 2763 West Church Street

Kristin Riester presented her plans to the Board. These plans include demolition of the detached garage on the property and construction of a two-story addition that would connect to the back of the building. The primary reason for this addition is due to the lack of handicap accessibility. The layout of the current entrance would make it very difficult to make it handicap accessible. This addition would allow for a separate, second entrance at ground level. There will also be a handicap accessible bathroom on that ground floor as well as a small waiting room and three new operatories on that first floor. A stairway would lead up to the second floor which would house a staff breakroom, staff bathroom and storage area. There will be another small addition on the side of the building where the ramp currently is. This addition will add the business office and one more bathroom for the waiting room. Applicant is aware a variance request may be necessary for rear setback.

The Board reviewed the plans and Mrs. Riester was asked the following questions by the board (*her answers are in italics*):

- Will the current attached single-story level next to the building change? *It is not changing but more will be added to it. Once the ramp is demolished, it will continue forward. This will house the business office and additional bathroom.*
- Do you have a plot plan? *It is being worked on.*
- Will all work be done in one stage? *It will depend on contractors and their time frames. We do not yet have a contractor. I believe the demolition of the garage can be done at any time.* Mr. Reed noted that if work will be split up, the applicant should let the Planning Board know.

Mr. Reed provided the applicant with the Site Plan Review Application and reviewed the checklist and required information:

- Legal data
- Existing structures & utilities
 - Lot lines and building locations
 - Parking – Mr. Reed asked if street parking, which is encouraged in the town, would be utilized during demolition. parking code (Section 225.12) will need to be reviewed.
 - Landscaping
- Proposed development
 - Location of proposed development
 - Outdoor lightning – cut sheet and photometric plan to review brightness, lumens and projection
 - Outdoor signage – Mr. Reed noted that there is a relatively new signage code (Section 225.29) that should be reviewed.
 - New curb cuts or sidewalk? Mrs. Riester noted there are no concrete stops between parking spots and ramp. They will want to add a stop. Dr. Meyer noted there isn't a curb at the road.

Mr. Reed advised that the Board would want to see all of these items on the site plan. Mr. Tarasek requested that a site plan of the existing buildings/conditions be provided as well as the proposed.

Dave Rice will review the fire safety requirements and likely recommend a Knox Box. If Mrs. Riester has any questions regarding the Review Checklist or application, she should speak with Dave Rice.

Mr. Riester asked about the rear setback requirement because the current garage does not meet the requirement but if that is demolished, a variance may be required. Mr. Reed pointed out that the fact the existing building does not meet Code may be helpful with any potential variance request. The applicant's engineer can review Section 225 of the Zoning Code to better understand the setback requirements and any potential variances.

The Site Plan Review application and payment along with a \$5,000 escrow payment should be submitted to the Town of Eden Building Department when complete. The Site Plan Review will then be scheduled for the next Planning Board meeting. The escrow funds will be used for any engineering expenses incurred by the Town. Any remaining balance would be returned to the applicant.

The next meeting is tentatively scheduled for May 1, 2024 at 7:00 pm.

Dr. Meyer motioned to adjourn the Planning Board meeting, seconded by Ms. Schmitt-Ruof; Motion approved unanimously.

Respectfully submitted,
Shelly Griebel, Secretary