

**Planning Commission
September 25, 2019
Meeting Minutes**

Meeting called to order:

The Chairman called the meeting to order at 4:30pm. The following members were present: Mr. Miller, Mr. Waddington, Chairman Zuilhof, Mr. McGory, Mr. Jackson, Mr. Galea, and Mr. Whelan. Mr. Horsman represented the Planning Department.

Approval of minutes from the July 24th meeting:

Mr. McGory moved to approve the minutes. Mr. Miller seconded the motion.

New business:

Mr. Zuilhof stated that the first item on the agenda is an application to waive requirement for paved surface for a parking area located on 1320 Milan Road.

Mr. Horsman stated that the property in question is currently zoned as "R2F" Two-Family Residential. The applicant is proposing to extend the driveway by 19 feet and widen the eastern portion by 10 feet. The intention is to park a vehicle that is currently parked in the grass, in the gravel driveway. He stated that looking over this and considering it is existing, staff recommend approval with the following conditions: 1) The expanded drive/parking area is constructed as follows: The sod and topsoil are removed and the surface graded. The depth of the proposed area for gravel will be a minimum of 6 inches deep. The soil must be compacted. A minimum gravel base of 4 inches shall be used and top with a minimum of 2 inches of stone, 2) A minimum of 2 inches of new gravel shall be spread on the existing drive. The applicant is not present to answer questions.

Mr. Miller asked if in the diagram is what the applicant is proposing combined with what is currently existing and trying to formalize what is basically existing.

Mr. Horsman stated that in the photo presented it is difficult to see, but the applicant would like to extend the driveway to where the truck is parked in the photo.

Mr. Miller asked if there are professional terms used to distinguish gravel from stone and if there is a way to distinguish what the subbase material is. Is it a larger, coarser subbase. When talking about compaction, you want to dig it out, compact it, then put in the stone, and then put in the gravel, and the stone must be a different material than the gravel. Four inches of gravel would presumably absorb moisture, making it sort of like pervious driveway. We are compacting the subbase, then the stone. He asked if that is the theory?

Mr. Horsman stated that this is beyond his expertise, but he believes so.

Mr. McGory stated that when he has dealt with this before, they used small gravel with stone dust. Water will soak through it, but it is intended to make something that bigger rocks don't necessarily get squashed down into the dirt. So it kind of forms a base, but it doesn't prevent rocks from being pushed. That is why people have to add rock.

Mr. Miller stated that specifications for subwork specify that 3 or 4 inches, or something like that. He said that he is not sure on the difference in stone and gravel. What Mr. McGory is talking about can be almost impervious concrete. It compacts down as hard as concrete overtime. It forms a solid subbase. That isn't so good for allowing water to percolate through. If

gravel is intended to do 3 inches and the stone is a ½ inch, then there is some interstitial space, where water can be absorbed and dispersed gradually overtime.

Mr. Zuilhof stated that if there is blue clay under there it isn't going to work anyway. He stated that there is a condition to give a depth requirement. He stated that maybe that could be clarified that the materials used should be approved by the building department. He said that he is not sure that difference in gravel or stone terms is particularly meaningful.

Mr. Miller stated that in the mind of whomever wrote the report, they must be distinguished.

Mr. McGory stated that in the way that it was drafted, that gravel is a small stone. It comes from the same quarry, but gravel is ground up in smaller pieces and stone is bigger.

Mr. Zuilhof stated that since nobody has the expertise to say for sure, the committee can move along with saying that the building department needs to approve the materials.

Mr. Horsman suggested that the division of public works approve the materials.

Mr. Zuilhof stated that we are here for the reason of expansion of the parking area. We could require for the entire area to be paved including the existing area. But because of our policy of trying to avoid unnecessary impervious surfaces, would this specification apply to the entire parking area or just the additional.

Mr. Miller stated that the conditions state that a minimum of 2 inches of new gravel shall be spread on the existing drive.

Mr. McGory stated that he is reading the application as they are wanting to widen the driveway by 10 feet, which is going to past the buckeye tree.

Mr. Horsman stated that the widening of the driveway is just in the back, before the tree.

Mr. McGory asked where on Milan Rd this is.

Mr. Jason stated that the property is just north of Kaman's.

Mr. Zuilhof stated that there is quite a bit of stuff behind the fence that looks like it belongs to this property. He asked if this stuff is within code and a commercial use.

Mr. Zuilhof asked if commission needs to table the application.

Mr. McGory stated that if there is a violation in the backyard, that could be separate from the driveway application.

Mr. Zuilhof stated that he would like to know what is going on there.

Mr. Horsman stated that he could follow up with the director of code compliance.

Mr. McGory stated that with respect to the application, that if the application is approved, it will only improve the way the driveway looks. He stated that he would be in favor of going along with staff's recommendation.

Mr. Zuilhof stated that it is kind of what the commission is supposed to do is to have the facts before things are decided.

Mr. Jackson stated that he has some concerns about future for anytime someone wants to extend a driveway, they just put some stone down. In the past commission has said that it has done it. He stated that if this is approved, he worries about it setting a precedent.

Mr. Whelan stated that this is his only hesitation. He stated that he is more along with Mr. McGory that commission should keep the backyard and this application separate. The application does not have anything to do with the code compliance issues that are going on in the backyard.

Mr. Zuilhof stated that he doesn't know if it does, but it would if it is commercial use back there and they are using the driveway for access to illegal commercial use. It might be relevant, not sure.

Mr. McGory asked if the applicant did not want to lengthen and widen the back of the driveway, and just wanted to put some more gravel down on the existing driveway, could he do that without any sort of application.

Mr. Horsman stated that he believes so.

Mr. Miller motioned to approve the application subject to staff's conditions. Mr. Whelan seconded the motion.

Mr. Miller stated that he would feel more comfortable if the applicant was available to answer questions, but he agrees with Mr. McGory about the code compliance issue being separate. He stated that he has been looking for opportunities to not have pervious pavement. He is not concerned with this application setting a precedent because there are conditions along with it.

Mr. Zuilhof asked where the wording came from in the conditions.

Mr. Horsman stated that Mr. Voltz was in talk with Public Works about the application.

With no further discussion, the motion passed with 6 members voting for approval and 1 member against approval. Motion passed.

Meeting Adjourned:

Mr. McGory moved to adjourn the meeting.

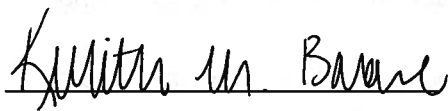
Mr. Horsman stated that the November meeting is scheduled to be the day before Thanksgiving and asked if the commission wanted to change that meeting date or not.

Mr. Zuilhof asked commission to show who would not be in favor of having the meeting the day before Thanksgiving. Two members raised their hands.

Mr. Zuilhof asked if anyone would not be in favor of having the meeting the Tuesday before Thanksgiving. Nobody raised their hand.

Mr. Miller motioned to approve the new meeting date of 11/26/19. Mr. Waddington seconded the motion.

Meeting adjourned at 4:57pm.



Kristen Barone, Clerk



Michael Zuilhof, Chairman