

**Planning Board  
February, 10, 2015  
7:00 P.M.**

**Members Present:**

Steve Senske  
John Warner  
Walter Geist  
Louis Rieg  
J Phil Strand  
Richard Johnson

**Other Present:**

Brad Lawson  
Richard Sena  
Sally Carlson  
Don McCord  
Dave Stapleton

Matthew Wroda  
Jim Wroda  
Laurie Wroda

Steve Senske opened the meeting at 7:00 P.M. Mr. Lawson, Zoning C.E.O. gave report. See January 13, 2015 minutes.

Mr. Lawson started the meeting with the following:

Jim Wroda, current owner of the Ashville Training Center is looking for a larger facility to run the auction business. Mr. Wroda is hoping to sell to Noah Smucker who resides in Canton, Ohio. Mr. Smucker is interested in using the auction center as a discount grocery store. Mr. Smucker went before the ZBA for a use variance. The ZBA denied Mr. Smucker's request and referred him to the Town Board. The Town Board sent him to the Planning Board for rezoning. The Ashville Training Center is located in the R2 district. When purchase by the Wroda's, it was given a special permit granted by the ZBA, for a auction house.

Sally Carlson asked Mr. Smucker what his intentions for the grocery store would be. Mr. Smucker told Mrs. Carlson he plans to sell paper, pet food, HBA, and grocery items. The hours of operation would be Monday- Friday 8:00A.M. to 5:00P.M. Saturday 8:00A.M. to 3:00 P.M. Sunday/Closed. The possibility of three semi-truck deliveries per month, without any freezers.

Jim Wroda currently runs approximately 100 auctions per year. The facility in Ashville doesn't accommodate his needs and therefore is looking for a larger facility to run the auction from. Mr. Wroda explained that eventually he would like to consolidate both his business here and the Dayton, Ohio location into one in this general area. Mr. Wroda is considering moving both business locations to a 1500 sq. ft. building with housing for a antique center in the front and an auction center in back.

Dave Stapleton said that under the current land contract, the ZBA has no options to the law to offer the applicant. Mr. Stapleton asked the Town Board to look at this area to determine whether uses by right should be expanded. The ZBA asked the Town Board to take a look at this area in a comprehensive fashion.

Matthew Wroda (Real Estate Agent) for Jim and Laurie Wroda spoke with Mr. Smucker. Mr. Smucker resides in Canton, Ohio where he currently runs two shops. Mr. Smucker is family oriented and has been looking 1-2 yrs prior for a facility to open in this area.

**PB(pg2)**  
**2-10-15**

Dave Stapleton advised the Town Board and the Zoning Board of Appeals to make a complete record to protect them in a court situation. This would allow the Town Board to make a decision based upon a complete record and comply with the law.

Options for the Planning Board:

- Revisit the R2 district
- Add uses that are permitted by right, business with special permit
- Create new type of district

Planning Board will meet February 18, 2015 at 7:00 to discuss further. Public notice will be in paper. Matthew Wroda will inform Mr. Smucker of this meeting.

Don McCord addressed the following subjects.

**Accessory Structure:**

R1 district makes up largest part of lakefront. Height limitations are 18ft. in the R1-R5 districts. A new law will separate accessory structures from storage structures.

**Sideline Setbacks:**

20ft. setbacks for a accessory and storage structures in the R1 district with a limit of one.

**Sign Regulation:**

- No specification under billboard signs. Height limitation is 18ft.
- Signs on agenda for next month.
- Look at Town of Ellery language for signs
- No electronic message signs.

Next regular meeting is scheduled for March 10, 2015 at 7:00 P.M.

Meeting adjourned at 9:00 P.M.

**Respectfully Submitted**  
**Kristy Vaillancourt**  
**Planning Board Clerk**