

TOWN OF BENTON
PLANNING BOARD MEETING
JANUARY 22, 2019

PRESENT: Tom Rood; Jerry Stape, Herb Cooley.

Others in Attendance: Jason Martin; Steve Hullings; Dick Harper, Town Councilman; Jayson Hoover, Code Enforcement Officer, and Karen Phillips, Recording Secretary.

Rood called the meeting to order at 7:00 p.m.

MINUTES APPROVAL:

Stape made a motion to approve the minutes of the November 27, 2018 meeting. Cooley seconded the motion. All in favor.

APPLICATION #6 SUP-19: Twin Pines, 1330 Route 14A is requesting a Site Plan Review to locate five (5) temporary coverall buildings.

Hoover stated he had noticed that the Martin's were bringing some of the hoop structures over that were at the original location, so he stopped by when he noticed they were putting up another and asked if they could hold off on putting the plastic on it until he ran it before the Planning Board to get everyone's thoughts on the site plan review for these temporary coverall buildings. Hoover then noted that on the original site plan, Martin had provided the location of the coveralls. Martin stated that on the first site plan they were planning on a warehouse but, due to money constraints, they decided to hold off on that for now. At that point Martin figured he would bring the hoop houses down from the old business they just figured it was part of the move and didn't think of it needing to come back to the Planning Board. The Martin's are hoping that within the next few years they would remove them.

Rood noted that the application states five temporary hoop houses. It was noted that there are two 30 X 40's, a 20 X 96 and supposedly two more 20 X 96's. Rood asked what they mean by temporary. Martin said he hopes to have them up no more than three years. They store equipment that is there that needs to be serviced. They are just steel frames with plastic over them. Every three years they have to put new plastic on them.

Rood asked if customers would be going into these to look at equipment to buy. Hullings noted that one of the services they provide to customers is a winter-storage/service program where basically they service the mowers over the wintertime, which helps keep the money flow coming throughout the winter and allows them to store them until the spring, because a lot of customers don't have storage space.

Stape stated that before when they were out back, they were not noticeable. He then asked if we should put a 5-year limit on these buildings. If it comes to five years, then we could come back and revisit this. Hoover said the Board could put a five-year date on it and hopefully by then the warehouse would be in place and maybe they would be ready to move them anyway; depending on how the site develops. Martin indicated that he would hope that within 5 years they wouldn't need them anymore.

Rood noted that the aesthetic part of the property is what he is looking at. He then asked what the probability would be of needing another one? Martin said he doesn't like them himself. After awhile it doesn't make sense to have them all over the place. Hoover asked what it would cost to replace the plastic on a 20 X 96. Martin said approximately \$300. Rood then asked Cooley what he feels about the 5-year review. Cooley said that is probably a good idea for both the Town's protection as well as the Martin's. Rood noted that the only thing we can reject this on is if it doesn't fit the aesthetic area of what is going on in the residential part. If you go up and down the road, these are going up all over the place. He then noted 5-year review would be good, to give them a chance. We are not locked in this forever and it'll give us a chance to look at it again. Martin and Hullings both said that is fair to them.

Stape made a motion to accept the site plan review with a five-year limitation on the temporary coverall buildings. Cooley seconded the motion. All in favor.

Harper asked Martin what his plans are for landscaping the banks and everything. Martin said they would like to plant a creeping vetch or something like that on the bank. He would like to grate the top edge and keep the berm up there to get a bit of a ridgeline or fence just so people driving by can't see over it at whatever is out there.

Harper said he knows there was discussion of the septic that was out in that area. Hoover said they discontinued that. They pulled the old tank and they are going to reuse the tank and put new leach in as soon as they get some decent weather. Harper asked what they are using now since they don't have a septic system. Martin noted they are currently using a port-a-john.

OTHER BUSINESS:

Hoover reported that we are now down two members. He would like to figure out something before the next town board meeting. Steve Hullings lives on the corner of Stape and 14A and he is interested in a position. We have two openings; a full-time Planning Board member and an alternate Planning Board member. He noted we also need a county representative as well. Rood suggested that one of those members that is appointed be an Ag person. Hoover said we should reach out to Mike Colizzi, since he was interested at one time.

ADJOURNMENT:

Stape made a motion to adjourn the meeting at 7:42 p.m. Cooley seconded the motion.

Respectfully submitted,

Karen M. Ellis

Karen Ellis
Recording Secretary