

TOWN OF BENTON
PLANNING BOARD MEETING
SEPTEMBER 24, 2019

PRESENT: Tom Rood; Tom Goodall; Steve Hullings and Herb Cooley.

Also Present: Glenn Quackenbush, Town Councilman; Jayson Hoover, Code Enforcement Officer and Karen Ellis, Recording Secretary.

APPROVAL OF MINUTES: Goodall made a motion to approve the minutes of the August 27, 2019 meeting. Rood stated the minutes were rather extensive and the Board is pleased of how accurate the minutes were for this month.

Cooley seconded the motion. All in favor.

Rood asked Hoover to give us a quick run-down with the winery. Hoover stated the ZBA approved with a 10:00 p.m. curfew for events. The DOT is a big hang-up. They are waiting for DOT approval before they close on the property.

Hoover stated we did receive correspondence from Fox Run and they had representation here. They aren't necessarily against the project; their biggest concern was traffic and noise and they just wanted it in the minutes that they were requesting a traffic study. Hoover noted the DOT, through their approval process, would deem whether it is necessary. One of their biggest concerns was also with the pedestrian traffic. There is roughly 1,000 ft. between the two wineries and there is another little winery almost across from Fox Run as well. Hoover noted he is under the impression that as long as there is a provision for egress from the highway and there is adequate parking, we would not be responsible for pedestrians walking across the road to another winery. That is kind of out of our hands.

OTHER BUSINESS:

Hoover stated the only thing he knows that is coming up possibly next month, is on the dog kennel that this Board recommended no approval on. They did not come into the ZBA; they decided to pull the application. He thinks they will be in next month because they want to put in a stand-alone building and also put in a home goods type store where they wanted to put the dog kennel. Hoover noted he did have a conversation with the applicant on the phone about the issue that it was permitted as an Ag building, so there were never any inspections done. Now that it will be partially a commercial building, it kicks it into a different set of rules and regulations. Hullings noted that he also wants to put in an auto mechanic place there as well.

Quackenbush asked how that works if they have un-engineered trusses for farm building. Hoover said that is an issue. He said that there's no inspections or engineering for trusses. If you build an Ag building there's no inspections required at all. That will be part of the issue.

Rood stated that as far as the kennel situation goes, as long as they satisfy what is in our law he doesn't see how we can turn them down, even if the neighbors object and they are 300 ft. away. They were talking about putting up special panels that would deflect some of the sound as well.

Much discussion took place in regard to solar panels.

Rood also brought up a discussion about pet cemeteries that is becoming a big thing in another part of the state and that we should do some research on these in case it is ever brought up, which could happen.

ADJOURNMENT:

Goodall made a motion to adjourn the meeting at 7:34 p.m. Cooley seconded the motion.

Respectfully submitted,

Karen M. Ellis

Karen Ellis
Recording Secretary