

**TOWN OF WARREN**

Planning Board Meeting Minutes



November 12, 2020

7:00 PM

**Present:**

Joseph Berkenbile, Chairman      Jason Tuorila- Vice Chair  
Albert Overlock                      Kenneth York  
Shawn Saindon                         Russell O'Bryan

Melody Sainio Code Enforcement Officer & Planning Board Secretary Sara K. Davis

**Absent:**

Michael McKeon

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**Item 1**

Open tonight's meeting and establish a quorum.

Call to order at 7:03 p.m. by Chairman Berkenbile

**Item 2**

Introduction of New Member Russell O'Bryan

Chairman Berkenbile thanked Russell for joining the Board. Welcomed him aboard.

**Item 3**

Public input: limit to ten minutes.

None

**Item 4**

Old Business

None

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## **Item 5**

### New Business

- a. Arleigh Kraus Medical Marijuana 512 Middle Road Map R09 Lot 013

Arleigh was not feeling well and did not attend the meeting. She will be put on December agenda.

- b. Ryan O'Donnell Site Plan Review Create Stock yard Camden Road Map R06 Lot 064

Ryan would like to open a retail stock yard for materials also being used for his excavation business. Closing on the property for tomorrow. No buildings to be constructed.

CEO, this application should be reviewed under Land Use not Site Plan review.

Abutter Cindy, was very concerned when she received the letter thinking it was a stock yard for cattle being killed. She would like for the business to be named differently. Ryan is fine with changing the wording for it.

Berkenbile finds that this business fits in two of the Districts. Page 7 of the Land Use ordinance "Storage of Soil, Loam, Sand, Ground Rock and other mineral deposits" & "Processing or crushing" Berkenbile asked what the hours he plans to work and how many trips/loads per day he expects to make. Ryan stated he's been working 6:00 a.m. until they are done for the day 7 days a week. He has no idea the number of trips/loads. Berkenbile, the hours of operation according to the Land use ordinance are 7a.m.-7p.m. Monday through Saturday, asked if he can accommodate to that, Ryan agrees.

Berkenbile asked if there are State regulations, Ryan has no idea. Also reminded Ryan that there is no below grade digging within 75 feet of a lot line. They discussed Landscaping and asked the abutter Kirby Mank his thoughts on a fence being constructed, Kirby said that it's not a big deal.

CEO has been contacted asking why there is a cut in the land. Ryan explained that he will be putting in concrete barriers to store the materials in. He will have 15 or so types of material.

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Board completed Finding of Facts, changing the application name to Material Storage Yard.

**ACTION:**

Motion by Saindon; second by York to approve Ryan O'Donnell Site Plan Review Create Stock yard Camden Road Map R06 Lot 064

**Vote: 6-0**

**Item 6**

Reading and approval of previous minutes October 8, 2020

**ACTION:**

Motion by Tuorila; second by York to approve Minutes of October 8, 2020

**Vote: 6-0**

**Item 7**

Concerns of the Board and CEO

Berkenbile wanted to update the Board on the Adult Cannabis Use Committee. They have had two meetings so far, they are meeting every other Tuesday. They have been looking at other Town's ordinances to help them come up with an ordinance for Warren. The States regulations are very stringent and therefor the Town's will not need to be as detailed. There is also concern over the legality of collecting a fee for the Town, segregating just one group, however the State will be charging them.

CEO would like Board to review the solar ordinances that she provided. Saindon will forward a study from Ohio regarding solar arrays for the Board to review as well. A Farmers property would go from one classification (agriculture) to something else if they are constructed on the property. CEO will also reach out to MMA regarding solar ordinances.

Chairman will reach out to Michael McKeon to see if he is still interested in being part of the Planning Board.

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**Item 8**

Adjourn


**ACTION:**


Motion by O'Bryan; second by Saindon to adjourn the meeting at 7:34p.m.

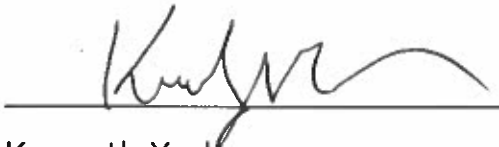
**Vote: 6-0**

Respectfully submitted by Board Secretary: Sara K. Davis


  
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Chairman, Joseph Berkenbile

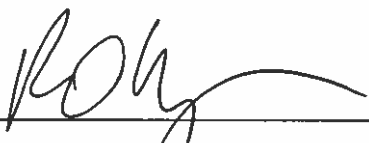
  
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Vice-Chair Jason Tuorila

  
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Albert Overlock

  
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Kenneth York

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Lorilee Reuillard

  
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Shawn Saindon

  
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Russell O'Bryan  
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