

**Town of Bergen Planning Board  
Minutes for January 31<sup>st</sup>, 2013  
Bergen Town Hall**

**Present:** Gary Fink, Norm Pawlak, Mark Gerhardy, Kathi McLaughlin, Randall Holbrook, and John Skomski, Alt.

**Not Present:** Bill Robinson and Dominick Camelio

**Also Present:** Dave Mason, Bill Waldruff, Chad Martin, Steven M. Bowen, Charles Scaglione, and Denise Chapman

**Chad Martin Public Hearing**

The hearing opened at 7:00 p.m. It was published in the Daily News and posted at the Town Hall and Post Office.

Chad Martin is applying for a subdivision to build a house east of 8260 Peachey Road. His plan is to subdivide approximately 10 acres off the 14.2 acre lot. The owners of the lot are his parents, Tom and Bonnie Martin. Board members reviewed the map and concluded that no approval could be made due to no setback measurement and other measurements needed on the map. Mr. Martin had no problem returning to the next meeting with the needed maps. Other than that, Board members did not see any other problems with the subdivision. Chairman Fink asked neighbors who came to the hearing if they had any questions or concerns with the subdivision. Besides one neighbor's concern about a tax increase, nobody else had any concerns. Mr. Martin will be appearing at the next months meeting for finalization of his subdivision. The hearing was closed at 7:12 p.m.

The regular meeting was called to order at 7:13 p.m. A motion to approve the December 2012 minutes with corrections was made by Norm Pawlak, seconded by John Skomski, voted and carried. John Skomski will be counted as a voting member.

**7-Eleven Preliminary Site Plan Review.** Mr. Steve Bowen of Lend Lease, Springfield MO, presented the board with a site plan for a proposed 7-Eleven that is going to take over Sugar Creek on Route 33 (8132 Buffalo Road). The plan included a 900 square foot addition to the east side of the existing convenience store, removal of the 1,523 square foot bath house and the addition of more parking. Mr. Bowen also stated that there would be landscaping and parking improvements, modifications to the exterior of the existing store and overall general enhancement to the site. Norm Pawlak asked if they had any plans to remove the old restaurant on the east side of the lot. Mr. Bowen replied that nothing was going to be done because they are not leasing that portion of the property.

The lease lines were not shown on the maps so it was requested of Mr. Bowen that they be present on future maps for this project. Due to the setback of the existing building being 55.75 feet instead of the required 80 feet, an area variance will be needed. A motion of recommendation to the Zoning Board of Appeals for the area variance was made by Kathi McLaughlin, seconded by John Skomski, voted and carried. Due to approval needed by the Zoning Board, the plans have to go to the county planning board for review. A public hearing will be held at the next Zoning Board meeting at 7:00 p.m. on Thursday, February 21<sup>st</sup> 2013.

### **Old/New Business**

- Chairman Fink reported that Bill Robinson will be resigning from the Planning Board.
- Dave Mason stated that Metalico, formally Bergen Auto Recycling, located at 7652 Clinton Street, may be expanding and making the house located on the property into offices. The site serves basically as a transfer station at which cars are crushed and loaded at a speedy rate.

No further discussion took place.

A motion to adjourn was made by Kathi McLaughlin, seconded by John Skomski, voted and carried. The meeting ended at 8:20 pm.

Respectfully Submitted,

Laura Smith, secretary

Cc: Michelle Smith, Town Clerk  
Don Cunningham, Supervisor  
Anne Sapienza, Town Assessor  
Bill Waldruff, ZBA Chairman