

EAST AURORA PLANNING COMMISSION
REGULAR MEETING

September 17, 2019 - 7:00 PM

PRESENT:

Dan Castle, Chairman
Randy West, Vice Chairman
Dale Morris
Randy West
Karen Lee
Allen Ott Jr.
Aaron Fisher
Geoffrey Hintz

ABSENT:

Bud Babcock, Alternate

Also Present:

Liz Cassidy, Code Enforcement Officer, Village of Aurora
Jessica Taneff, Planning Commission secretary
Tony Rosati- 350 Oakwood Ave.
Jeremy Brooks- Benderson Development

Dan Castle, Chairman, noting that quorum was present, requested a motion to open the September 17th meeting of the Planning Commission at 7:00 PM.

Member Lee motioned to table the meeting minutes with two corrections, seconded by Member Fisher with unanimous approval.

Chairman Castle made a motion to appoint Member Lee as the new Planning Commission Chair, seconded by Member Ott with unanimous approval.

Exterior Façade Remodel for 123 Grey Street
Benderson Development Company

Chairman Castle opened a discussion to review the plans for 123 Grey Street.

Jeremy Brooks from Benderson Development presented the Commission with a visual board to present the changes they are looking to make to the façade. Jeremy said they proposing to make the building from TJ Maxx to PetSmart all one tenant look. They are looking to move the column over in order to open up the space and make it leasable and raise the existing level on PetSmart.

Member West asked Jeremy if they anticipated the new tenant owners to pursue a sign variance. Jeremy replied he believed they would, and the sign size would be similar to the size of the TJ Maxx sign.

Chairman Castle asked Code Enforcement Officer Cassidy what the allowable sign size is, and Code Enforcement Officer Cassidy replied that all signs in the plaza have received sign variances for internally lit signs.

Member West said he is not in favor of anything with a precondition to allow for a larger sign.

Member Lee asked if the tenant would come to the Planning Commission about the sign. Code Enforcement Officer Cassidy Cassidy replied that if they did not meet the requirement for signage, it would go to the Zoning Board of Appeals.

Member West asked if the façade could be made smaller which would only allow for signage to be in compliance and not have to ask to for a variance. He suggested to have different framing by thickening the border on the front façade.

Member Fisher commented that PetSmart's signage was smaller than TJ Maxx's sign and asked if the signage for the new tenant could stay consistent with PetSmart. He added that there could be a heavier frame or another box to frame where the sign would be.

Jeremy responded that they want to show this as an open space, and by making changes, this wouldn't have an affect on what the new tenant could potentially ask for.

Member West made a request to consider the façade be altered so that the tenants smaller sign is emphasized, and the degree of variance requested could be reduced. This could be achieved by color or some other alteration.

Member Lee motioned to approve the architectural changes for the Benderson Development for 123 Grey Street, but with the following condition:

- Future signage shall adhere to the Zoning Code

Motion seconded by Member Ott.

Ayes: Chairman Castle, Member Ott, Member Hintz, Member Fisher, Member Lee and Member Morris

Nay: Member West

ADDITIONAL DISCUSSION:

Member Lee spoke that she has been talking with the Administrator about the new code of applications and procedures. She said it states that if an approval doesn't move forward within one year, or not completed within two years, then the approval is negated. She said when the Planning Commission makes a recommendation, they should include the language per section of the code and to also include a timestamp. She said there should be as much clarification when making an approval.

Member Lee brought up Member Fisher's concern with the new code regarding hookah bars and vape shops. His concern is about vaping and where it could be allowed in East Aurora. The members spoke about rules and regulations where smoking in general is and is not allowed.

Member West motioned to send a memo identifying Member Fishers concerns and to the Mayor and village attorney asking for their opinion on the need and or mechanisms for any regulations of vape shops, e-juice, e-cigarettes, and hookah lounges.

Motion by Member Ott to adjourn the meeting at 8:15 pm. Seconded by Member West and unanimously carried.

Respectfully submitted,

Jessica Taneff