

## Town of Shelby Planning Board Minutes

May 4, 2021

Kirk Myhill, Chairperson  
Brad Pask  
Teresa Wilkins  
Larry Hill  
Jerry Velesko  
Roger Wilkins  
Dan Wolfe

The meeting was called to order at 7:15 p.m. by Chairman Kirk Myhill. Minutes from the April 6, 2021 Public Hearing for Special Use Permit and Site Plan Review for Outdoor Recreation Facility (Sporting Clays) application by William Keppler at 11380 Main St., Shelby Center were read. Jerry Velesko moved to accept the minutes as read, seconded by Roger Wilkins, motion passed. Minutes from the April 6, 2021 planning board meeting were read. Teresa Wilkins moved to accept the minutes as read, seconded by Roger Wilkins, motion passed.

Old Business:

Junk yard proposed regulations to be carried over to the next meeting.

Philip and Dawn Keppler's Special Use permit and Site Plan Review for an Agricultural Processing and Distribution Facility at 4500 South Gravel Rd was brought up for discussion. Orleans County Planning Board approved their application. Our board member felt stipulation of some form of visual buffer, possibly a treeline, along the north side of the property line along with an outdoor lighting be downward facing. A variance previously approved by the Zoning Board of Appeals to be attached to the Special Use Permit. Jerry Velesko moved to approve Philip and Dawn Keppler's special use permit and site plan review at 4500 South Gravel Rd. with stipulations attached, seconded by Larry Hill. Roll call vote taken with all board members in attendance approving the motion.

Danette Oakes Site Plan review to operate a retail business (Antiques and Craft Store) at 4237 South Gravel Rd. Medina was brought up for discussion. This application was also approved by the Orleans County Planning Board. This business would be located in a General Business District. After discussion Brad Pask moved to approve Danette Oakes Site Plan Application, seconded by Teresa Wilkins. Roll call vote taken with all board members in attendance approving the motion.

William Keppler's Special Use Permit and Site Plan Review Application to operate an Outdoor Recreational Facility (Sporting Clays) at 11380 Main Street, Shelby Center was brought up for discussion. William Keppler spoke to the planning board about his application and was surprised by responses from the public hearing. Addressing some of the concerns were if the shooting stations were movable if they need to be moved to limit noise, William Keppler or designated employee will be on site during operation, security option of camera surveillance on shooting stations, and if stations are battery operated where they can be deactivated during off hours. The vetting process was touched on with mention that many are repeat customers from pheasant hunting operations, planning on appointment only for attendees to use the facility. They will be required to sign a waiver to use the course. again mentioned someone on site during operation and stations to be turned off when not in use, sign in area with sign stating rules and content numbers, guns unloaded between stations, stipulation of hours of operation being Wednesday to Saturday 9:00 a.m.- 5:00 p.m, Sunday 12:00- 5:00 p.m. Roger Wilkins moved to approve William Keppler's application, seconded by Larry Hill. Roll call vote taken with all board members in attendance approving application.

Todd Walters and Dominic Termini, partners, bought the old Tom and ~~Jeans Restaurant~~ <sup>Walters garage</sup> property located on South Gravel Rd. with intent to sell cars only, a maximum of 10 cars on the property via online or on

site sales. Property is located in the General Business District. He's currently in the process of filling out the application for site plan review. Planning Board hasn't received the application..

Larry Hill moved to adjourn the meeting, seconded by Jerry Velesko, motion passed.

Next meeting is June 1, 2021.

Respectfully submitted,

*Brad Pask*  
Secretary