

VILLAGE OF MINOA
Planning Board Meeting Minutes

Public Hearing Community Church
Thursday June 5, 2025

Present: Chairman Dan DeLucia, Planning Board Members: John Jarmacz, Dan Englehardt, Sarah Coleman, Attorney Courtney Hills

Absent: Alan Archer and Secretary Barbara Sturick

Also Present: Brandon Owen

Upon due notice, a scheduled Public Hearing of the Village of Minoa Planning Board was held on June 5, 2025 at 6:30 p.m. at the Municipal Building, in Community Room A, 240 North Main Street, Minoa, New York.

Chairman Dan DeLucia opened the Public Hearing at 6:30 pm. Stating the purpose for the meeting was a Site Plan Application submitted by Branden Owen for consideration of a change of use for the premises situated at 112 Willard St. Tax Parcel No. 002.-08.15.0. The current use of the premises was a sound studio. The applicant proposes a Community Church/Assembly.

Attorney Hills stated for the record per Village of Minoa Code Section §160-15(A)(2), the proposed use requires 1 off-street parking space per 6 seats based on maximum capacity, and noted for the record the site does not have any off-site parking available. As such, the applicant would need to first seek an area variance from the Village of Minoa Zoning Board of Appeals before the Planning Board can approve the applicant's site plan.

A Motion was made by Chairman DeLucia and seconded by Sarah Coleman to hold open Planning Board Public Hearing until the date of the public hearing scheduled by the Zoning Board of Appeals. All were in favor. Motion carried.

Respectfully submitted,

Secretary
Barbara Sturick