

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

December 23,2024

7:00 P.M.

A meeting of the Planning Board of the Village of Springville was held at the Village Municipal Building, 65 Franklin St. Springville, New York at the above date and time. Present were:

Chairman:	Bob Muhlbauer
Members:	Barb Lipka Tim Shriver (absent) Greg Keyser Devin Kowalske
Building Inspector/ CEO:	John Baker
Clerk:	Julie Nunweiler
Also Present:	Russ Belscher

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:01 pm.

Tonight, on the agenda the Planning Board is addressing the following Public Hearing:

Application # 10704, for Change of Use, located at 26 Franklin St, Springville, NY, SBL 335.16-2-6.1 B1 Michael Wolniewicz for retail/studio and workshop.

Chairman Muhlbauer asked the applicant to come forward to explain what it is he is planning to do. Mr. Wolniewicz came forward with drawings to review with the board. He introduced his wife Catherine and explained that they would like to open Springcreek Arts Studio for his custom woodwork and her pottery with the hopes of finding a third artist to also be located there. He pointed out that it has six parking spaces and guardrails which he installed as well as lighting and that he would be putting siding on the building and adding a sign in an existing planter box. His future plans of purchasing a neighboring property and doing embankment improvements were discussed as he would like to have more parking and room for additional storage.

Member Greg Keysor was concerned about there not being enough parking and having a drive-through lane for drop-offs as well as a fire lane open. He suggested having employees use the municipal parking lot across the street. Chairman Muhlbauer asked if hours would be by appointment only and was told they would be open 3 or 4 days a week.

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Member Barb Lipka asked about handicap parking and was told that there already is. Chairman Muhlbauer asked if there were any other questions and if there were none for a motion to be made to approve the application with stipulations. Member Devin Kowalske made the motion, seconded by member Barb Lipka.

The vote went as follows:

Bob Muhlbauer	aye, with stipulations
Greg Keyser	aye, with stipulations
Devin Kowalske	aye, with stipulations
Barb Lipka	aye, with stipulations
Tim Shriver	absent, no vote

Application # 10704 approved with the following stipulations:

Artist/Employee parking use Municipal Parking lot as to keep spaces for customers and emergency lane open.

All public notifications were completed prior to the hearing and this Public Hearing announcement was published in Springville Journal. Erie County has deemed this application a local issue and has no further input.

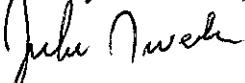
Next, Chairman Muhlbauer asked for a motion to approve minutes from November 26, 2024, Planning Board meeting. Member Barb Lipka made the motion, seconded by Greg Keysor. All in favor none opposed.

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With nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to adjourn meeting at 7:52 pm. Member Devin Kowalske made the motion, seconded by member Barb Lipka.

Respectfully Submitted,


Julie Nunweiler