

**TOWN OF SMITHVILLE
PLANNING BOARD MINUTES
WEDNESDAY, SEPTEMBER 3, 2025**

I. CALL TO ORDER: Board member Kehl called the meeting to order at 6:30 p.m.

II. ATTENDANCE:

Planning Board Members Present: Marie Kehl, Joseph Brant, Kenneth Whitmore, and Donna Marie Utter, Clerk.

Planning Board Members Absent: Joseph Warren, Robert Brooks

Others in Attendance: Steve Aslan; Matt & Hope Cowan

III. REVIEW/APPROVAL OF MINUTES:

- Motion made by Board member Brant, seconded by Board member Whitmore, to approve the August 6, 2025 minutes as presented.

IV. NEW BUSINESS:

1. Steve Aslan Site Plan Review – Steve Aslan owns .77 acres on Long Pond/Cincinnati Lake and is proposing removing an existing mobile home (40' x 32') and building a 18' x 40' house behind where the existing mobile home is. Due to the size of the lot, he needs a Site Plan Review. He shared a drawing of the proposed building with the Planning Board, however the exact set-backs from road and neighbors was not present on the drawing. The Planning Board stated that they needed a drawing with the actual measurements of the boundary lines from the proposed new structure before they could approve. Mr. Aslan left the meeting and returned later with a drawing showing the actual lot measurements and boundaries.

Motion made by Board member Whitmore, seconded by Board member Brant, to approve the Aslan Site Plan. All members voted "Aye". Motion carried. Mr. Aslan paid the \$50.00 fee and submitted the revised Site Plan.

2. Cowan Site Plan – Matt and Heather Cowan were advised by the County that they needed the Planning Board to sign off on their proposed auto repair shop on their current property. They own 21 acres and are updating an existing 24' x 30' building for the repair shop. Pictures of their property and the proposed site of the auto repair shop were given to the Board. Because they own 21 acres the Planning Board does not need to approve the Site Plan for the new building other than to approve the opening of a business on their residential property.

Motion made by Board member Whitmore, seconded by Board member Brant, to approve the Cowan's opening an auto repair shop on their property housed in an existing building. All members voted "Aye". Motion carried.

V. OLD BUSINESS:

1. Renewable Energy & Battery Energy Storage Systems Law – The Clerk is continuing to compile the new proposed law for the board to review.

VI. ADJOURNMENT:

- A motion to adjourn at 7:30 p.m. was made by Board member Whitmore, seconded by Board member Brant.

Next Planning Board Meeting is Wednesday, October 1, 2025 at 6:30 p.m.