

## **Minutes of the Sandy Creek Regional Planning Board**

**Wednesday, December 3, 2025**

### **Sandy Creek Town Hall**

**Members Present:** Larry Rice, Frank Dixon, Bill Joyce, Pat Machemer, Richard Machemer, Sybil Cummins

**Also present:** Joshua Jorgensen; Fred Poole

Larry opened the regular meeting at 7:00 pm

Bill introduced Joshua Jorgensen to the Board. Joshua will be a volunteer alternate for the Town of Sandy Creek. His application for the role was made by Bill Joyce to the Town Board at their meeting on November 12, 2025 and was accepted by the Board by unanimous vote.

There was a brief discussion as to whether Shirley Rice would be re-appointed to the Board by the Village of Sandy Creek. Larry Rice stated that he would discuss the matter with Shirley and provide an answer as to whether she wishes to be re-appointed or not. Bill will ask the Town Board to re-appoint Sybil Cummins to a three year term at their upcoming meeting, December 10, 2025.

A brief discussion of the minutes of the meeting of November 5, 2025 found that no changes were necessary. A motion was made by Larry Rice to approve the minutes as presented, seconded by Frank Dixon and the motion was passed by a unanimous vote of the Board.

Correspondence included: Minutes of the Special Town Board Meeting dated November 5, 2025 and of the regular Town Board meeting of November 12, 2025.

Bill provided a treasurer's report with monthly expenditures for salaries of \$92.35 per Board Member, excluding Shirley Rice as she was not at the meeting in November, 2025; and a check to Bill Joyce for \$438.66 as Secretary/Treasurer and a payment to EFTPS for \$149.18. There remains a balance of \$8,570.63 in the account.

An Amendment to Site Plan Application for the Sandy Creek United Wesleyan Church was formally discussed. The Church proposed to add a sign to be placed on the lawn fronting Route 11. The sign would be used to promote events and gatherings. The sign will be internally lit. The Church provided ample information concerning the size and makeup of the proposed sign. The Board determined that this would be a minor action that would not increase the footprint of the building nor would it increase the amount of impervious surface on the property. Therefore, the Board waived the need for a Public Hearing as well as 239 Review for the County. A condition was proposed by the Board that the sign lighting will be turned off at 10:00 pm with the exception of times when events such as weddings are held at the church. Mr. Poole was receptive to this condition. A motion was made by Larry Rice to approve the Amended Site Plan with conditions, seconded by Richard Machemer. The motion passed with a unanimous vote of the Board.

A subdivision of property was then discussed briefly. A parcel of land owned by a Mr. Anthony on Lakeshore Road was proposed to be subdivided which would create two non-conforming lots per Town regulation. The Board may not create non-conforming lots. Therefore a motion was made by Larry Rice to Not Approve the request for Subdivision, seconded by Frank Dixon. The motion passed by a unanimous vote by the Board. The applicant will meet with the Town Board of Appeals on December 8, 2025 to request a variance.

There followed a discussion concerning the amendment of the Sandy Creek Regional Planning Board Bylaws to accommodate the addition of 2 new members from the Village of Lacona. Bill stated that Mayor Steve Haskins had sent the proposed amendment to the Village attorney, that the attorney had approved of the amended document, and that the Village of Lacona would be considering joining the SCR Planning Board at their next meeting, December 8, 2025.

With no further business before the Board, a motion was made by Sybil Cummins to adjourn, seconded by Pat Machemer. All voted in the affirmative and the motion carried. The Planning Board adjourned at 8:05 pm.

Respectfully submitted by Sybil Cummins, Secretary