

TOWN OF CONCORD PLANNING BOARD
Town Hall

July 7, 2026
7:00 p.m.

The meeting was called to order by Planning Board Chairman Edbauer, at 7:00 p.m.

Roll Call

Present:

Joseph Edbauer, Chairman
James Jozwiak
Julie Zybert
Michael Cochran
Guy Marlette
James Miller
Ryan Ploetz
Clyde M. Drake, Council Member

Also Present:

Laura Safford, Secretary
Thomas Roberts, CEO
Eric Wiedemann, CEO
Michael Benson

Approval of Minutes

a) May 5, 2026

*The June 2, 2026 meeting was cancelled.

J. Jozwiak made the motion, seconded by G. Marlette, to approve the Minutes as presented. All in favor. Carried.

Citizen Participation

Michael Benson, part owner of the mobile home park on North Street came to the meeting to let the Board members know that the owners are trying to create senior citizen housing in the front of the park, as well as put new trailers in. He showed the Board an illustration of how they would like to redesign the park. The park is located outside of the Village of Springville, and in order to make these changes they need a water district, since the wells they currently use do not have enough water for the changes they are proposing. J. Zybert asked him how many trailers are currently occupied, since the drawing shows 40 trailers. CEO Wiedemann stated that at this time there are about that same number. G. Marlette asked what would happen if the Village will not let them connect to the water and sewer, and Mr. Benson said that nothing can be done unless they get a water district. Chairman Edbauer let Mr. Benson know that the Town of Concord does not have any control over the water department for the Village. The Board recommended that Mr. Benson go to the next Planning Board meeting for the Village of Springville which will be held on July 28, 2026 at 7 p.m. to discuss the project. J. Zybert asked how many senior apartments there would be, and Mr. Benson told her between 9 and 12.

Comments from Council Liaison Drake

Council Member Drake informed the Board that on July 15th the Town Board will be holding a Public Hearing to place a one year moratorium on Data Centers, since there is currently nothing in the Code Book in regards to Data Centers.

Business from the Members

Secretary Safford said that Frank Giordano reached out in regards to the conditions of his Special Use Permit. He has not been able to find the fast growing plants that he was looking for so he decided to plant Eastern Red Cedar trees that will not be able to be planted until fall. Mr. Giordano is supposed to be sending Secretary Safford a receipt for those trees. J. Jozwiak looked up information on these trees, and found out that they are a slow to moderate growing tree, and Mr. Giordano was supposed to be using a fast growing plant. R. Ploetz asked if the neighbors have been complaining about his property, and there have not been any complaints. There currently is a lot of equipment parked right next to the road. The Town Board set the terms for the Special Use Permit that was given to Mr. Gordano so they need to see if those terms are being met, and if he does not comply with the terms of the Special Use Permit it could be revoked. Code enforcement can contact him about any issues that there may be.

M. Cochran proposed that when there are meetings that have nothing on the agenda, the Board start working on any notes that they have on ECode 360. Chairman Edbauer thinks that is a great idea.

CEO Roberts let the Board know that he had to go to a trailer on North Street a few months ago and there were no working smoke detectors. He has been in contact with the owners of both mobile home parks in Town and will be going through each trailer to make sure that there are the appropriate number of working smoke and carbon monoxide detectors. The Red Cross has a program where they will come and install smoke detectors for people who need them, and CEO Roberts is hoping to be able to help residents get detectors if they need them for their home.

CEO Roberts said that the mobile home parks are in better shape than they have been in previous years, and he has no issues renewing the annual permits for both parks. He recommends that the 2026 permits be approved for both parks. Chairman Edbauer made a motion, seconded by G. Marlette, to approve the permits. All in favor, carried.

Motion to Adjourn

G. Marlette made the motion, seconded by J. Zybert, to adjourn the meeting at 7:59 p.m. All in favor. Carried. The next meeting will be Tuesday, August 4, 2026.

Laura Safford
Planning Board Secretary