

WEST BLOOMFIELD TOWN BOARD
REGULAR MEETING & PUBLIC HEARINGS

November 10, 2004

PRESENT: Supervisor Baier, Councilmen Hagen, Ball and Rehberg
ABSENT: Councilman Powers necessarily absent
ALSO PRESENT: Town Clerk Mary Grundman, Highway Superintendent Dave Good, Zoning Officer Scott Storke, Laurel Wemett-Daily Messenger, Town Residents-Andy & Nancy Toombs, Roland & Joann VanDerven, Jamie Barker, Peter Wettergreen, Darlene & Thayton Traughber, Brad Swett, Norman Merritt, Jim Foote, John & Leslie Giering, Alice Domville, Jean Rohland, Scott & Barb Shatzel, Mr. & Mrs. Frye, Jeffrey Ulrich, Alan & Eileen Brind, Heather & Chris Grey, Hank & Jeanne Stone, Deborah Lazarus-Hall, Gary Pitt, Sherrie Himes, Brian Williams, Olga Tabinsky

Supervisor Baier opened the meeting at 7:30 and asked for a moment of silence for Thomas Powers and the Powers family.

RESOLUTION #112

2005 Budget

Supervisor Baier opened the Public Hearing for the 2005 Budget 7:32 asking the Clerk to read the notice. She asked three times if anyone wished to address the Board. Hearing no comments, the Public Hearing was closed at 7:35. Councilman Hagen made the motion to approve the 2005 Budget, seconded by Councilman Ball.

Adopted: Ayes 4, Nays 0

Resolves that the 2005 Budget is adopted.

RESOLUTION #113

Local Law #2-2004 Temporary Moratorium on Construction or Erection of Telecommunications Transmission Towers and Relay Stations

Supervisor Baier opened the Public Hearing for Local Law #2-2004, Temporary Moratorium on Construction or Erection of Telecommunications Transmission Towers and Relay Stations, asking the Clerk to read the Notice. She asked three times if anyone wished to speak, and there were questions regarding the tower currently being proposed for County Road 14. Stopping the current tower, and questions as to location, size, shape, the consultant and cost were discussed. Dave Gripe, Planning Board Chairman, explained that he had received two of three quotes for the Board, and that the consultant was not hired yet. Jean Rohland asked to be put on the record as being strongly opposed to the towers.

Councilman Ball made the motion to adopt the Local Law, seconded by Councilman Rehberg.

Adopted: Ayes 4, Nays 0

Resolves that the Local Law #2-2004, Temporary Moratorium on Construction or Erection of Telecommunications Transmission Towers and Relay Stations, is adopted.

Supervisor Baier opened the regular meeting at 7:47

RESOLUTION #114

Minutes

Supervisor Baier opened the regular meeting asked for a motion to approve the October minutes. Councilman Rehberg made the motion to approve the minutes as presented, seconded by Councilman Hagen.

Adopted: Ayes 4, Nays 0

Resolves that the October minutes are accepted as presented.

Landfill Questionnaire

Supervisor Baier advised the Board that they needed to respond to a survey from Clough, Harbour and Associates regarding a place for a landfill. The Board completed the survey and indicated that they were not interested in a landfill in West Bloomfield.

Ionia Residents

Supervisor Baier opened the meeting to the residents present and asked if any one wished to address the Board.

Joann Vanderven indicated that she had sent a letter to the Board and wanted to restate that she felt the rural character of Ionia should be preserved.

Peter Wettergreen asked if it was possible to rezone to low density residential and change it as required by a variance so that residents could have a say in what was allowed. He also asked if Strong Road could be zoned to prevent the extension of the gravel pit or a landfill.

Darlene Traughber asked if the gravel pit could be prevented from becoming a landfill.

Thayton Traughber asked for a six month moratorium on the zoning update to allow for the Ionia residents to get involved and hire another consultant.

Jim Foote noted that there is no clarification to the difference between lot coverage and building coverage.

Leslie Giering stated that landfills and gravel pits are not allowed in residential areas.

Jeanne Stone stated she had heard that the gravel pit wanted to expand and that area should be zoned residential.

Jean Rohland asked that the language in the zoning with regard to towers be strengthened, and advised the Board that something regarding wind farms should also be considered.

Scott Shatzel asked the Board not to allow medium density residential, and agrees with maintaining the rural character of Ionia. He asked what the drive for Medium was.

Mrs. Frye stated that she agrees with the other residents.

Mr. Frye agreed with putting off the Public Hearing.

Brian Williams asked the Board to consider delaying the Public Hearing.

Jeffrey Ulrich stated that there are good reasons to delay the Public Hearing and asked why the change was being proposed.

Alan Brind also sent a letter to the Board and agrees with delaying the Public Hearing. He asked what steps the Town is taking to improve the communication issue.

John Geiring spoke to the other residents and explained that there had already been two meetings with as many as fifty residents in attendance and that there have already been many changes made as a result. A lot of hard work has already gone into the draft.

Alice Domville stated that she doesn't want any mixed use on 5 & 20 from the light to the creek because it will ruin the historic homes and decrease their value.

Chris Gray stated that he is also against mix use and medium residential he can live with Factor's Walk but agrees with the majority of the others.

Jeanne & Hank Stone read another letter to the Board and wants to maintain the rural character of Ionia.

Mr. Wettergreen asked if it would be possible for a recap of the previous meetings.

Chairman Gripe explained the process that was used to develop the draft including the fact that the current zoning is outdated. He explained that growth areas are projected to be in the medium density areas and that some sort of zoning is required if Town residents are going to be able to protect the rural character of the Town and still allow for necessary growth.

Supervisor Baier answered the question of what else would the Town be doing to improve the communications of these issues to the Ionia area. She stated that the Town is doing more than it is required to do. The notices are in the paper, in the Community Focus, on the web site and would have their own page on the site soon. She will also add bold lettering to the important issues in her own articles in the Focus.

RESOLUTION #115

Ambulance Dissolution

Bill Travis presented the Board with copies of the dissolution plan for the Ambulance Corp. and asked the Board to approve the petition and parts A & B. He presented a summary of the dissolution and explained that the only change from the previously presented plan is that they had to hire a new attorney. The Board reviewed and discussed the plan. Councilman Hagen made the motion to approve the petition, seconded by Councilman Ball.

Adopted: Ayes – Baier, Ball, Hagen, Rehberg Nays - none

Resolves that the Petition offered by the West Bloomfield Ambulance Corp. is accepted as presented.

Councilman Rehberg made the motion to approve Part A, seconded by Councilman Ball.

Adopted: Ayes – Baier, Ball, Hagen, Rehberg Nays-none

Resolves that the plan labeled Part A is approved.

Councilman Rehberg made the motion to approve Part B, seconded by Councilman Ball.

Adopted: Ayes – Baier, Ball, Hagen, Rehberg Nays – none

Resolves that the plan labeled Part B is approved.

RESOLUTION #116

Supervisor's Report

The Supervisor's report was read and discussed. Councilman Ball made the motion to accept the report, seconded by Councilman Rehberg.

Adopted: Ayes 4, Nays 0

Resolves that the Supervisor's report for October is accepted as presented.

RESOLUTION #117

Highway Report

The Highway report was discussed. Councilman Rehberg made the motion to accept the Highway report, seconded by Councilman Hagen.

Adopted: Ayes 4, Nays 0

Resolves that the October Highway Report is accepted as presented.

RESOLUTION #118

Zoning Report

The monthly Zoning report was read and discussed. The Zoning Officer advised the Board that the Dept. of State was going to pay for the International Code Membership again this year. Councilman Ball Asked if the septic problem at the Honeoye Creekside Estates had been repaired. The Zoning Officer stated that it just needed topsoil. Councilman Hagen made the motion to approve the report, seconded by Councilman Rehberg.

Adopted: Ayes 4, Nays 0

Resolves that the October Zoning Report is accepted as presented.

RESOLUTION #119

Justice Report

The August and September Justice's Reports were read and discussed. Councilman Rehberg made the motion to accept the reports, seconded by Councilman Hagen.

Adopted: Ayes 4, Nays 0

Resolves that the Justice Reports for August and September are accepted as presented.

RESOLUTION #120

Payment of Bills

Abstracts in the amounts of:	General	vouchers 330 - 369	\$ 9027.79
	Highway	vouchers 130 - 136	\$ 8394.42
	Water	vouchers 63 - 67	\$ 1398.11

were audited. Councilman Ball made the motion to approve the payment of bills, seconded by Councilman Hagen.
 Adopted: Ayes 4, Nays 0
 Resolves that the payment is approved.

Factor's Walk Road Dedication

Supervisor Baier asked Brad Swett if he wished to address the Board. Mr. Swett replied that he is interested in the dedication of Factor's Walk. Supervisor Baier asked if the road was finished and if he was representing Mr. Barnes. She asked the Highway Superintendent if he had any comments. He stated that it was nearly complete. Supervisor Baier told Mr. Swett she would contact Attorney Anderson and check on how to proceed.

RESOLUTION #121

Authorization to go to Bid for Water District 1, Extension #6

Water Superintendent Good asked the Board for Authorization to go to bid for water extension #6. Councilman Ball made the motion to authorize Superintendent Good to get bids for Water District 1, Extension #6, seconded by Councilman Rehberg.

Adopted: Ayes 4, Nays 0

Resolves that Superintendent Good has permission to advertise for bids.

Correspondence from Time Warner and the Bureau of Water and Lighting was distributed.

Councilman Hagen made the motion to go into executive session to discuss personnel at 9:00, seconded by Councilman Ball.

Councilman Rehberg made the motion to adjourn, seconded by Councilman Hagen. Meeting adjourned at 9:30.

Respectfully submitted,

Mary Grundman
Town Clerk