

**WEST BLOOMFIELD PLANNING BOARD MEETING**  
**February 23, 2005**

**PRESENT:** Chrmn. David Gripe, Vice Chrmn. John Champlin, Todd Campbell,  
Scott Harman, Richard Del Vecchio & Robert DeSanctis

**ABSENT:** Andrea Scott

**ALSO PRESENT:** Scott Storke, CEO &  
William P Johnson, RF Consultant

**PUBLIC HEARINGS:** There were no Public Hearings scheduled for February.

**OLD BUSINESS:**

**SBA/CINGULAR WIRELESS...7:30PM** – Chrmn. Gripe opened tonight’s meeting and introduced Bill Johnson, who has been hired as a consultant by the town, so that we may utilize his expertise in the field of RF Communications.

Mr. Johnson passed out a copy of his report to the Planning Board members, as well as a few people in the audience, so they would be able to follow along while he went over the information contained in his report. He addressed many of the concerns expressed by the residents of the Town and attempted to answer all of their questions. The discussion focused on finding an alternate location for the Cell Tower and Mr. Johnson noted that there were two objectives when considering alternate sites;

1. Will the proposed site provide the coverage that the cell company is looking for?
2. Does the cell company have “land control” over the area? (which means, will the property owner be willing to lease the property to the cell company?)

Jean Rohland asked about the Bragg Street location being considered as an alternate site.

Mr. Johnson noted that SBA did run information on that site and it would not work well (to accomplish Cingular’s objectives). Eric Muench asked Jim Parrillo if they (SBA) could provide propaganda maps showing the amount of coverage obtained if Cingular had a spot on the Bragg Street Tower as well as a tower on Mr. Wettergreen’s property. Mr. Parrillo noted that he would try to get that information for the next meeting.

Mr. Johnson cautioned those present against requesting an applicant to provide two towers (instead of one) or other similar demands that could significantly increase the cost of the project. He noted that those types of rulings provide the applicant with justification to seek legal recourse. Dick Del Vecchio asked about the validity of the (simulated) propagation maps? Jim Parrillo stated that the software used is called “Wizard” and noted that they have always gotten very good results with it, except in cases where the terrain is very hilly or steep, in which case they have to do a “drive thru” in order to get an accurate read-out of the signal strength. Mr. Johnson also added that Robert Sengillo, the person who worked on these maps, is a “straight shooter” and well respected.

Jean Rohland asked Jim Parrillo for the names of the land owners that SBA contacted to ask if they would be interested in having the Cell Tower located on their property?

**Planning Board Minutes**

2/23/05

Jim noted that, although he didn't have that information with him tonight, he would get it for the next meeting. Mr. (Bob) Rohland stated that Jim Miller (the owner of the land where the proposed Cell Tower would be located in West Bloomfield) also owns land in Mendon and inquired as to why Cingular couldn't build a tower there instead?

Chrmn. Gripe noted that Jim Miller also owns land in Mendon, which is approximately 1000 feet from the land he owns in West Bloomfield (the site where the proposed Cell Tower is to be located). He asked Jim Parrillo if he could prepare (propagation) maps to show what type of coverage Cingular could obtain if the Cell Tower were located on Mr. Miller's land in Mendon? Jim noted he would try to get this for the next meeting also. The Chrmn. asked Mr. Parrillo if he had contacted anyone from the Observatory in Ionia to see if they may be interested in having a Cell Tower located there? Mr. Parrillo replied that they haven't had any luck in getting a hold of anybody. He noted that they have left messages but have not been called back. Chrmn. Gripe asked Mr. Parrillo if he would provide information about the financial impact of putting up two or three 80' towers. Jim noted that there are a lot of concerns that have to be addressed prior to just picking sites. There were no more questions and Cell Tower discussion closed at 8:30PM.

**NEW BUSINESS:**

**December 1, 2004 Minutes**.....Motion was made by John Champlin to approve the minutes as submitted. Motion was seconded by Scott Harman, with ayes by all, and motion carried. **December, 2004 Minutes Approved.**

**January 19, 2005 Workshop Minutes Approved.**

**Terry Clark (wwwEnterprise,Inc.)**.....The Planning Board looked at the information on the Application for a Variance, along with the sketch provided, and filled out the referral form (to the ZBA) noting that additional information would be needed before they would be able offer their opinion on whether or not the Variance should be granted.

**INFORMAL DISCUSSION:**

**Helene Juice** – Special Use Permit?.....Mrs. Juice was present, along with her husband, and explained to the Board that she was interested in purchasing a five acre piece of property (from John Champlin) on the corner of Taft Rd. & Allens Hill Rd. She noted that there was an existing Barn located on the property (approximately 50' x 60') that was built pretty close to the road. She would be interested in purchasing the property only if she could operate a dog (agility) training business out of the Barn. She stated that she and her husband currently live in Honeoye Falls and, although they did not intend to build a house on the property in West Bloomfield (anytime soon), would like to know if

**Planning Board Minutes**

2/23/05

they would be able to do so in the future? Mrs. Juice also mentioned the possibility that they would never build a house on the property for themselves but would like to know that they would be able to sell it as an approved building lot (in the future). Chrmn. Gripe stated that, due to the fact that the barn sits so close to the road, a house would have to be built behind the barn. He noted that the Zoning Code does not allow that. He advised Mr. and Mrs. Juice that, if they ever wanted to build a house behind the barn, they would have to go before the ZBA and apply for a Variance. Mr. Juice asked what the likelihood was that the ZBA would grant a Variance to build a house behind the barn and noted that they would not be interested in purchasing the land if a house could not be built on it, as that would not be a good investment. Chrmn. Gripe noted that they could speak to the ZBA (informally) prior to purchasing the property. He also advised Mrs. Juice that she would have to apply for a Special Use Permit in order to utilize the barn as a business (as that was not a permitted use in that area). Chrmn. Gripe noted that this could also be done prior to actually purchasing the property. He advised Mrs. Juice that, since she does not own the property, she would need to obtain written permission from John Champlin stating that he would allow her to apply for a Special Use Permit on his behalf.

**Steve Diehl** – Flag Lot(s)... Mr. Diehl was present and informed the board members that he was interested in purchasing approximately 20 acres from Phil Sacchitella (Co Rd 65). He was interested in subdividing the property into (4) parcels and passed out a sketch showing the configuration of the proposed subdivision. His noted that his reason for bringing this information to the planning board ahead of time was that (2) of the proposed parcels would be flag lots and he wanted advice on what is required in those situations. There was some discussion on how to proceed (with subdividing Phil's land), flag lots, the paperwork needed and the approx time frame necessary to complete the process.

**CORROSPONDANCE:**

**Art Brokaw – Stop Work Notice**....The Board members discussed the letter (in their packet) that Scott Storke had sent to Mr. Brokaw (on 2/7/05)with regards to the Site work being done on his property located at 9630 Bean Hill Rd. The letter ordered Mr. Brokaw to stop construction immediately and also noted that a “Stop Work Notice” had been posted on the building. All members were in agreement that a letter be sent to the Town Board (as well as Mr. Brokaw) stating their disapproval of the work that has been started at the Bean Hill Rd. location, along with what their expectations are for Mr. Brokaw to correct the situation.

**10:00PM** – There was no further business to come before the Planning Board.

A motion was made by John Champlin to adjourn the meeting. Motion was seconded by Scott Harman, with ayes by all, and motion carried.

Respectfully Submitted By,