

West Bloomfield Planning Board Meeting

September 19, 2007

PRESENT: Chrmn. Gripe, Vice Chrmn. Campbell, Brad Lins, Dick DelVecchio,
Alan Brind and Bob DeSanctis

ABSENT: Andrea Scott

ALSO PRESENT: Mr. & Mrs. Brokaw, Martin Janda (Engineer/BME Assoc.), Jared Hirt (Mr. Brokaw's Attorney), Jack Prinzing, Mark Wheeler, Rennie Bloom, Shannon Lusk, Randy Lusk, Karen Kosten (Factors Walk Engineer), Dale Twardokus, Scott Benson, Rick Hannon, Supervisor Champlin & Scott Storke, Code Enforcement Officer

7:30pm: Chrmn. Gripe noted that he had to leave early and advised those present that Vice Chrmn. Todd Campbell would chair tonight's meeting. Vice Chrmn. Campbell read the legal notice for tonight's Public hearing.

PUBLIC HEARINGS:

Linda & Shannon Lusk: Special Use Permit – Home Occupation, High Intensity
Shannon Lusk stood and explained his proposal to those present. Vice Chrmn. Campbell advised Shannon the SUP runs with the person (not the property). However, the person has to live in the home where the Home Occupation operates. If Shannon were to move he would have to reapply for a SUP at his new location. Shannon pointed out the items he has removed from the premises. There were no further questions and Public Hearing phase of meeting closed at 7:40PM.

INFORMAL DISCUSSION:

Art Brokaw: (2) lot Subdivision... Jared Hirt (Mr. Brokaw's Attorney) was present and stated no Easement will be needed (over the distribution box) as the trap is going to be removed. Chrmn. Gripe noted that he spoke with our Town Attorney and was advised that this is a matter between the (2) property owners (Art Brokaw & Rennie Bloom). When asked when a Public Hearing could be scheduled, Chrmn. Gripe noted we have sent the Application to the County Planning Board for review and noted that we could proceed with the preliminary plat review at their October meeting. Mr. Hirt asked if the Pl. Bd. would be willing to grant a conditional approval in order to get the septic system started before the weather gets bad. Chrmn. Gripe advised Mr. Hirt the Pl. Bd. is not allowed to grant any conditional approvals, by order of the Town Board. He added that perhaps they would be ready to hold the Public Hearing in November. There were no further questions or comments.

[Linda Lusk](#) – proposed (3) lot Subdivision... Shannon noted they are planning on moving forward with the Subdivision but have not been able to get in touch with their Surveyor. There was a discussion on the driveway and SWPPP requirements. Shannon was also advised to submit documentation regarding the Railroad Easement; who has it and whether it is for lifetime use or 100-year use.

NEW BUSINESS:

[July Minutes](#): Scott Storke asked that some changes be made regarding the discussion on the Conn Road Mine. The Clerk noted she would take care of them. Chrmn. Gripe made a motion to approve the July Minutes as amended. Alan Brind seconded the motion, with ayes by all, and motion carried. [Minutes approved](#).

[Linda & Shannon Lusk Special Use Permit](#): Vice Chrmn. Campbell made a motion to approve a Special Use Permit for Shannon Lusk to operate a Home Occupation, High Intensity Business at 2136 Cox Road, in compliance with Section 140-77 of the Zoning Code and the following conditions:

- Shannon must live on the property. If he moves, he will have to reapply for a SUP
- Maximum of (3) employees living in the home
- No more than (1) truck and (1) Equipment Trailer on property at any one time
- Hours of Operation shall be Mon – Fri 8am to 5pm & occasional Sat. 9am to 4pm
- Maximum amount of material stored not to exceed 2500 Sq. Ft.
- Mulch not to exceed 12 feet high
- All materials and equipment used in the operation of the Home Occupation must be kept behind the buffered area behind the existing house
- Special Use Permit will expire on **December 31, 2009**

Brad Lins and Alan Brind seconded the motion, with ayes by all present, and motion carried. [Special Use Permit was conditionally approved for Shannon Lusk](#).

OLD BUSINESS:

[Factors Walk](#): Rick Hannan and Dale Twardokus were present and explained they are the new owners of the Factors Walk Subdivision. They noted that Karen Kosten (Engineer, Civil Solutions) has worked on the project for three years and will stay on board until phase I is completed however, Ed Summerhays will be the new Engineer for phase II of the project. They have reviewed Tim Rock's comments on the project and stated that Karen has been working with Tim on this project and he is satisfied with the SWPPP she completed. Rick noted they would like to move forward with the (4) lot Re-Sub and need direction on how to proceed. Rick noted he has also been in contact with our Highway Superintendent.

Alan Brind asked Rick if they intended to do any property reparations in Fox Hollow? Rick answered yes, they are aware of the water problems in that area. Alan asked about the damage that has already been done? Rick noted they put in erosion control measures and, per Alan's suggestion, would be happy to go out and talk to Mr. Steven's (the person who had the most damage). Chrmn. Gripe asked Karen if she received a copy of Tim Rock's September 19th letter? She noted that she had just been given a copy by the clerk and would be addressing his concerns. Chrmn. Gripe stated he would like to set up a meeting with all those involved with the project (Rick Hannan, Dale Twardokus, Karen Kosten, Dave Anderson, Tim Rock, Scott Storke, Supervisor Champlin). He also asked Vice Chrmn. Campbell to attend the meeting. It was tentatively set for Wednesday, September 26th at 4:00PM. Chrmn. Gripe advised Mr. Hannan that, procedurally, the steps that needed to be taken are:

- Getting the Letter of Credit in order
- Submitting a new application or over-signing on the existing one
- Holding a new Public Hearing (possibly in Oct.) or reopening the original one, in which case we would have to re-advertise.
- If John Caschiani is the current owner, Rick would need a letter from him stating that it is ok to act on his behalf.

Rick stated he understood everything and advised the Board his intentions are to bring phase I up to our current standards and then go on and design phase II. He added they would like to keep the subdivision the way it was originally designed. He also advised the Board that Scott Harter would be the new Engineer on the project for phase II.

Rick passed out a sketch of the proposed sign for the project and explained it would be a fieldstone wall, natural looking, with the sign placed in the middle. He would like to line the street with trees, mow the grass, plant some shrubs and clean the subdivision up.

[Jack Prinzing](#) was present and asked when [Art Brokaw](#) would be on the Agenda for a Public Hearing? Chrmn. Gripe noted they may be ready to hold the Public Hearing in November. However, we may have to change the night of our November meeting as it currently is scheduled the night before Thanksgiving.

8:45PM –There was no further business to come before the board and Dick Del Vecchio made a motion to adjourn. Alan Brind seconded the motion, with ayes by all, and motion carried.

Respectfully Submitted,

Debbie MacDowell