

West Bloomfield Planning Board Meeting

February 20, 2008

PRESENT: Chairman Gripe, Dick DeVecchio, Alan Brind, Bob DeSanctis,
& Brad Lins **ABSENT:** Todd Campbell

ALSO PRESENT: Dale Twardokus and Scott Storke, Code Enforcement Officer

7:30pm: Chrmn. Gripe called the meeting to order.

SKETCH PLAN REVIEW:

Factors Walk Phase II – Dale Twardokus was present and briefly went over the proposed sketch plan. Lynn Parrish’s comments were discussed. Bob DeSanctis asked how power gets into the subdivision. Dale replied “underground”. Chrmn. Gripe asked if the road would be revised to comply with the maximum 9.4% grade and Dale replied yes, it would be changed on the preliminary maps. Chrmn. Gripe noted there were no plans to develop lot #30. There was also a discussion on the “paper” road (ROW) and why it was taken off newest maps? Dale stated it was for marketability purposes. Chrmn. Gripe asked what the rest of the Board members thought about that? Dick DeVecchio & Bob DeSanctis both agreed the “paper” road (ROW) should be left on the map the developers should “alert” homeowners the potential for a future road is there. It was suggested that, in the storm water control areas, (on lots 5 and 6) there would be some kind of agreement with the homeowners anyway so why not run the “paper” road (ROW) in between the two areas? Dale stated that area is pretty steep and he doesn’t think it would work there. Bob asked if the retention ponds would be holding water all the time? Dale replied no, only run-off. Dale also noted that Rick has the NOI and will bring it to the next meeting. There was more discussion and opinions noted on the “paper” road (ROW) and whether or not the Developers should put it on maps. The consensus of the Planning Board was for the Developer to put the “paper” road (ROW) back on the maps. Bob DeSanctis made a motion to accept the Sketch plan with the understanding that the “paper” road (ROW) be shown on future submittals. Alan Brind seconded the motion with ayes by all and motion carried. The Board stated with their motion to approve the Sketch Plan that they would expect to see the “paper” road (ROW) on the Preliminary Plat when it was presented.

Sketch Plan for Phase II of Factors Walk Approved.

December Minutes: Dick DeVecchio made a motion to accept minutes as presented. Brad Lins seconded the motion with ayes by all and motion carried.

January 2nd Workshop Minutes: Workshop minutes are not generally voted on but since action was taken on Pam Bayer’s Subdivision, the Board voted. Dick DeVecchio made a motion to accept the minutes as rec’d. Bob DeSanctis seconded the motion with ayes by all (except for Alan Brind, who abstained as he was not present at the Workshop).

January 16th Minutes: Dick DeVecchio made a motion to accept minutes as presented. Alan Brind seconded the motion with ayes by all and motion carried.

8:30PM – No further business to come before the Board. Meeting was adjourned.