

West Bloomfield Planning Board Meeting

March 19, 2008

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

ALSO PRESENT: Carl Uthe, Kelly Sullivan, Shannon Lusk, Michele Searer,
Scott Harter, Rick Hannan & Scott Storke, Code Enforcement Officer

7:30pm: Chrmn. Gripe called the meeting to order and asked the clerk to read the Legal Notice for the two Public Hearings on tonight's Agenda.

PUBLIC HEARING:

Carl Uthe – Residential Site Plan... Chrmn. Gripe passed out maps and asked Mr. Uthe to explain his proposal. He explained that he purchased property on Dugway Road that already had an existing barn on it. He spoke with Scott Storke about building a new house and was advised that in order to comply with our zoning code he would have to build the house at least 500' behind the barn. Mr. Uthe explained the barn already sits a ways back on the property and he didn't want to build his house that far back as the farther back he goes, the wetter the soil is. This would also put the primary structure (the house) behind the barn. Ultimately, he would like to build the house about 100' from the road, as this would put him in front of the barn, but he only has 165' width/frontage and code requires 200'. Scott advised him he could speak to the Zoning Board about obtaining a variance that would allow him to build it closer than the required 500'. Mr. Uthe noted that when he met with the Zoning Board (5/2/07) he was advised that, if he could (somehow) attach his new house to the existing barn, a variance would not be required. The review letter from Tim Rock was also discussed and Mr. Uthe was advised of the items that needed to be taken care of before the Board would vote on his Site Plan. No further comments and Public Hearing closed at 7:45PM.

Factors Walk Phase II: (17) lot Subdivision – **Preliminary Plan...** Scott Harter was present, hung the maps on the easel and explained what Old Dutch Dev. Corp. was proposing. He noted that the road and layout of the lots is basically the same as what was approved in the early 90's. He also mentioned that he has had two (pre-construction) meetings with Scott Storke, Tim Rock and Jim Powers and the road issues have been addressed. He, Dale Twardokus and Rick Hannan also had a meeting with Lynn Parrish (the Ionia Fire Chief) to discuss some of the items noted in Lynn's review letter. They discussed the possibility of adding dry hydrants to one of the ponds as it has been determined the other (3) cannot be used (See Lynn's March 16th email). Scott Harter also contacted Hyland Hartsough (DOH) for any comments he may have. A copy of his email was given to Scott Storke for our files. Scott H. noted they have no problem complying with any of the issues Tim Rock mentioned in his letter of 3/19/08. Chrmn. Gripe stated the ROW ("paper road") was not shown on the maps and a discussion followed. Scott H. agreed that a ROW ("paper street") is a great planning tool but does not make the developer happy. There was some discussion on locating the ROW on lot #30. It could be designed to go out to the main road but would not be built in this phase.

Chrmn. Gripe asked if the soil would accommodate a road, as it is pretty wet? Scott H. replied even if they put the ROW in the original location, the soil would be an issue. He asked if the Board would allow the “paper” road on lot 30? Scott Storke asked if the Developer is going to give the Town a ROW along the entire 1100’ or only at a certain point? Scott Harter replied it would not be the entire 1100’ but, only in a certain area. Rick Hannan asked if this would be a ROW to the Town to put a street in if they wanted to? So, the Town would have control over that area? Scott Storke replied that basically, when they dedicated the road, the ROW would be included in with it. There was more discussion on the proposed location of the ROW and Chrmn. Gripe suggested they meet out there and review the situation. Scott Harter advised the Board that they are interested in moving forward on this project in the spring.

OLD BUSINESS:

Linda & Shannon Lusk: **Special Use Permit/Home Occupation...** Chrmn. Gripe stated that he had driven by the Lusk property and the conditions set forth in the approval of the Special Use Permit for Shannon to operate a Home Occupation/High Intensity business appear to be in order so he would sign the Special Use Permit tonight.

PRELIMINARY PLAT REVIEW:

Linda & Shannon Lusk: **(3) Lot Subdivision...** There was some discussion on what paperwork and review comments were still needed before the Board could hold a Public Hearing on this application. Chrmn. Gripe noted the Board would know better by their April Workshop if a Public Hearing can be scheduled for their April 16th regular meeting.

REGULAR MEETING:

Factors Walk Phase II: (17) lot Subdivision – **Preliminary Plan...** Chrmn. Gripe asked if there were any more questions on this? SWPPP was discussed and Scott Storke noted they (project Engineer) have done their homework on this. Tim Rock’s letter was discussed, as was Jim Power’s review comments. Scott Harter stated the culvert sizes were shown on Sheet #2. Scott Storke noted that Jim Powers also asked for the diameter of the driveway culverts to be shown on the maps. Chrmn. Gripe stated that he would like to get Tim Rock’s opinion on “paper” roads (ROW). He also advised the clerk to ask Jim Powers if he would meet with him, Tim Rock, Scott Storke and Scott Harter at Factors Walk to review possible locations for the “paper” road (ROW). Todd Campbell motioned to approve the Preliminary Plat submission for Factors Walk and noted the following information must be noted/added to the final plat:

- Future ROW must be shown on lot #30 and exiting from the westerly border of lot
- Dry Hydrant shown in the drainage area labeled Pond #3
- SWPPP must be completed
- Comments on Tim Rock’s letter dated 3/19/08 must be addressed
- Double width driveway up to first exit of the shared driveway between lots #25 & #26 required
- Comments on Jim Powers letter dated 3/12/08 must be addressed
- Well for lot #4 must be relocated a satisfactory distance from Septic tank

David Crystal seconded the motion with ayes by all, and motion carried.

NEW BUSINESS:

February, 2008 Minutes: Alan Brind stated that he would like the minutes revised to show that he (along with Dick DeIVecchio and Bob DeSanctis) also agreed that the “paper” road (ROW) should be shown on the maps for Factors Walk Phase II. Brad Lins made a motion to approve the February minutes per the revisions. David Crystal seconded the motion with ayes by everyone except Todd Campbell (who abstained since he was not present at the February meeting), and motion carried. **Feb. Minutes approved.**

CORRESPONDENCE:

Tower Lake Estates: Board discussed 3/5/08 letter sent from Larry Heininger (new Engineer on Tower Lake Estates project) to Wayne Schultz. Scott Storke reminded the Board about the issues with the Army Corp of Engineers and that we had told Wayne all these things had to be taken care of before the Board would entertain any other issues. Mr. Schultz wants to proceed on this project in (3) Phases. There was some discussion about the original application, the fact that it has expired and what the process would be for getting started on this project again. The Clerk had provided copies of Minutes from a Pre-Construction meeting held on 9/27/06 that addressed some of these issues. The Board agreed that a new sketch plan must be submitted showing all phases of construction with proposed time frames indicated for the road, the water main, drainage district, etc. Also, a new application will be required along with all related documents and fees. Chrmn. Gripe asked Scott Storke if he would draft a letter to Mr. Heininger conveying this.

9:00PM – There was no further business to come before the board. Todd Campbell made a motion to adjourn, seconded by David Crystal and motion carried.

Respectfully Submitted,

Debbie MacDowell
Planning & Zoning Clerk