

West Bloomfield Planning Board Meeting

September 17, 2008

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

ALSO PRESENT: Mike Guggino, Heather Hoffman, Charles Floeser, Larry Heininger & Scott Storke, Code Enforcement Officer

7:30PM – Chrmn. Gripe called the meeting to order and asked the Clerk to read the Legal Notice for tonight’s Public Hearing.

PUBLIC HEARING:

Michael Guggino: (2) Lot Subdivision.... Mr. Guggino stood up and explained his proposal to the Board. He and his ex-wife (Heather Hoffman) would like to live close to each other for the sake of their son and she has picked out a 1600 Sq. Ft. Modular Home from Better Living Homes that will be put on a basement on the subdivided parcel. It is a ranch style home and will also have a breezeway and garage. Mr. Guggino explained that Heather is currently staying with her mother but would like to get moved and settled into the new house as soon as possible and would be happy to do whatever needs to be done in order to expedite this procedure. Chrmn. Gripe asked about the other lots shown on the map with dotted lines and noted to have separate Deeds. Mr. Guggino stated that he had purchased each of the lots at a different point in time (the flag lot first), which is why they all have separate Deeds. However, for tax purposes, they are all under one Tax Map number with his residence. Todd explained the town’s position on the (3) separate parcels and the conditional approval that would be required (all parcels combined on one Deed). Mr. Guggino was fine with that. Chrmn. Gripe noted that we have not received comments from the Town Engineer or Fire Chief yet and that, in addition to any concerns they may have, the following items need to be addressed:

- The location of the house, septic and driveway on Mr. Guggino’s property
- The metes and bounds must be noted for all parcels
- The Signature Block needs to be modified to include the Water Superintendent
- The lots should be numbered (not lettered)
- The application must be changed to indicate it is for a (2) lot subdivision (not 1) and initialed by Art Babcock as he applied (on behalf of Mr. Guggino) & signed originally

There were no further questions and Public Hearing closed at 8pm.

Mr. Guggino asked when they could start digging? Chrmn. Gripe noted the Planning Board would not be able to act on this application until revised maps are submitted and Engineer’s comments are received.

REGULAR MEETING:

Subdivisions - Sketch, Preliminary & Final Plat Applications: There was a discussion on whether the Planning Board would be reviewing the Sketch Plan application at one meeting, the Preliminary Plat application at a 2nd meeting and the Final Plat application at a 3rd meeting or would they combine the applications into one meeting. It all depends on the scope of the project. Whether they decide to review the sketch plan first and combine the preliminary and final plat applications at the 2nd meeting or review the sketch plan with the preliminary plat application at the 1st meeting & review the final plat application at the 2nd meeting (or review all three applications at the same meeting), they agreed there needs to be some type of an acknowledgment at the beginning of the meeting noting that the board is reviewing a Sketch Plan, Preliminary Plat, Final Plat or all three.

Mr. Floeser – Informal Discussion on permitted uses in A/G District... Mr. Floeser brought in a map and hung it on the easel to discuss the property. He noted it was the location of an Old gravel pit, approximately 17.2 acres. Had explained that he owned a very small Construction Company and about a third of his business is landscaping. He grows trees, arborvitaes, etc. He is interested in purchasing the property with his brother and using it to store equipment (for the time being). He is aware the property is located in an A/G District. Todd asked if his intentions were to build a house there and have his Construction Business too? He replied “Yes, eventually.” “But, for the time being, I only plan on storing equipment there.” Dick DeVecchio pointed out the question the board needs to answer is whether or not this type of use is permitted in an A/G District. Chrmn. Gripe noted that it’s not the Planning Board’s job to tell Mr. Floeser what he can do (or suggest what may work in an A/G District). Mr. Floeser needs to submit an application indicating what he wants to do and they can then advise him whether it is a permitted use in the A/G District. Chrmn. Gripe suggested to Mr. Floeser that he look for properties in the Mixed Use District.

Tower Lake Estates: Larry Heininger was present and handed out an email from the ACOE. He also asked for an Application and passed out concept/site plan. There was a discussion about what items were needed. A Pre-Application meeting is required. Explained what sections of regulations pertained to what needed to be followed in order to submit a complete application (121-30 and 121-31). Storm water management plan for the whole subdivision is required. Location of all buildings proposed and number of lots. Drainage dist must be shown. Topography. Legal way to make sure the buyer is aware that at some point in time he may have to join the drainage district. Larry is willing to provide all (4) maps. Pre-App meeting scheduled with Larry, Scott and Bob DeSanctis for **Thursday, Sept. 25th at 6:00.**

Route 5 & 20 Mine: Chrmn. Gripe will make some minor adjustments to the letter and send back to Clerk.

August Minutes: Motion to accept by Alan Brind, second by David Crystal with ayes by all and motion carried.

9:30 Meeting Adjourned Todd, second Dick.