

Planning Board Workshop / Joint Meeting with Town Board
Public Informational Meeting
February 6, 2008

Present: Chrmn. Gripe, Todd Campbell, Dick DelVecchio, Brad Lins, Bob DeSanctis
Supervisor Champlin, Councilman Hagen, Miller and Ferguson

Absent: Alan Brind and Clyde Rehberg

Also Present: Maria Rudzinski, Ontario Co. Planning Board, Dale Twardokus, and
Scott Storke, Code Enforcement Officer

Chrmn. Gripe noted we scheduled a joint meeting with the Town Board tonight, as well as a Public informational meeting to familiarize everyone with the proposed changes to the Subdivision regulations. He introduced Todd Campbell, the Vice Chairman of the Planning Board and stated that Todd was one of the members who volunteered to work on the subdivision committee and would therefore like to give a brief synopsis of how the project got started. **Todd** began by explaining there haven't been any changes made to the Subdivision regulations since 1973. A committee was formed in November of 2005 to review the current regulations and make recommendations on what revisions should be made. The committee was made up of two people from the Town Board (Jim Hagen and Clyde Rehberg), two people from the Planning Board (Dick DelVecchio and Todd), the Town Supervisor (John Champlin), Maria Rudzinski from the Ontario County Planning Department and Scott Storke, CEO. Todd noted that Maria had put together a chart outlining the changes that have occurred from 1973 to today. He advised anyone who had questions to please feel free to ask. He explained that, from a Planning Board perspective, they wanted to make sure the subdivision regulations match what we have in the comprehensive plan (which should be updated soon as well). He also mentioned that over the years the Planning Board and the Town Board have gone back and forth with the "waiver" authority clause. We have been trying to get that problem resolved. We also put a new review process in place. In the future, Applicants will meet with Scott Storke and one member of the Planning Board first and will be instructed on the approx length of time the process will take, how to proceed, and what additional information may be needed for their application to be complete. We feel this will create less confusion and provide for a faster, smoother application process. Todd introduced Maria Rudzinski.

Maria Rudzinski noted she has spent the last couple of days rereading the draft of the proposed changes and she thinks it is really good. She feels a couple of the major pluses in these changes are that the Subdivision regulations are more now more user friendly and that holding a pre-application meeting with Scott and a member of the Planning Bd. lets the applicant know what the expectations are right up front. Changing the dates the Planning Board meets (which they approved in April, 2007) was also a good idea as it helps work with any ZBA issues there may be and also coincides more with Ontario County Planning Board meeting dates, should an application require County referral. West Bloomfield now has better policy guidance.

[Todd Campbell](#) spoke and noted that again, from a Planning Board perspective, we are seeing more and more multiple divisions of land from the same parcels and we are starting to see where that would have an impact on planning for the town. We have tried to include everything we need to see as well as comply with state regulations.

[Maria](#) added that we should take the technical detail out of the regulations and put it in our Design criteria. The basics will be in the regulations and they will reference the town guidelines. She mentioned that she also scanned our Design guideline book so that will be available on line to work on and revise. She was pleased that we also have recognition of agriculture in the revised regulations and noted that these are things that keep farmland valuable. In the past, agriculture infrastructure has not been on the radar screen.

[Jim Hagen](#) asked if the new document was easily amendable without going thru the whole process again? Maria replied that we should make a commitment to keeping the regulations updated and maybe every couple of years we will want to change/amend it. She noted the importance of keeping track of the proposed changes as we go along. She suggested the Town Board direct the Planning Board to review the regulations every 18 months to 2 years. She added the process would then be to amend the local law.

[Scott Storke](#) stated that we also asked the Town Engineer to review the draft/document and he suggested some changes. We should also ask Dave Anderson to review the draft after Tim Rock's (Town Engineer) changes are implemented. There was some concern over the amount of time this would take and it was suggested that we tell Dave that we have a deadline and ask him to provide any comments or questions he may have ASAP.

[Chrmn. Gripe](#) noted this is not the final draft. There is a small amount of work to be done before town can schedule a public hearing. He estimated we could be ready to hold the Public Hearing in maybe April or May.

[Todd](#) noted we should solicit more comments prior to the public hearing so we can accommodate everything ahead of time so the draft is ready to go. Maria suggested we make the few changes we are currently aware of and then post the final draft on the web. (Take the one off that's currently posted though, so as not to confuse people)

[Maria](#) stated that we could start to fill out the [SEQRA](#) and then make the referral to the County Planning Board so we are aware of any comments they may have prior to the Public Hearing. She noted we do not complete the [SEQRA](#) until the Public Hearing. Maria mentioned there is a County Planning Board meeting next week and suggested that maybe Dick DeVecchio (our Pl. Bd. rep) could "prime" the County Board members, maybe even give them a draft (explaining that it is not a final draft), and let them know our formal referral will be forthcoming.

[Scott Storke](#) asked Maria if there were any other "involved agencies" for the SEQRA process? Maria replied no.

8:30 PM – There were no further questions or comments on this matter.

Planning Board Workshop

Chrmn. Gripe thanked Maria and the Town Board members for coming and advised them we would be starting the Workshop session now and they were welcome to stay if they wanted or were free to leave.

Factors Walk Phase II:

[Dale Twardokus](#) was present and noted there hasn't been much changed from the original plan and they are hoping for approval on the rough sketch submitted tonight. He advised the Board the Preliminary design would come next and would include details on grading, storm water, etc. He stated that tonight he just wanted to bring everyone up to speed and have the Board look at the proposed layout. He stated they have also performed all the perk tests and will show them on the next map. Dick asked about the erosion control during construction and explained the Planning Board doesn't want another problem like before. Dale noted they will have a couple systems in place (check dams) and they don't want to destroy any of their own property either. There will also be a couple containment areas. Chrmn. Gripe asked Scott what the next step would be? Scott advised the Board that Jim Powers and Tim Rock have been given a sketch and we are waiting for their comments. We need to send a copy to [Lynn Parrish](#), the Fire Chief in Ionia, for review and comment.

Respectfully Submitted,

Debbie MacDowell
Planning & Zoning Clerk