

**Planning Board Minutes  
December 17, 2015**

**Planning Board Members Present:** Brad Bennett, Julie Pellett, Daniel Compton, Fran Overmoyer, Matt Rogers and Kip Jugle.

Absent: Karl W. Smith

**Others Present:** Andy Hall (CEO), Kim Rayburn (Secretary), Fred Fink

**Bennett opened the meeting at 7:30 pm.**

- I. Bennett advised the Board that Kip Jugle has resigned from the Planning Board as of December 31, 2015. The open term will run from January 1, 2016 to December 31, 2022.

**II. Interview of Fred Fink**

Bennett introduced the Board members to Fink and informed him of the meeting dates and times as well as the training requirements. Bennett updated Fink on the status of the proposed zoning changes and the status of the revised Comprehensive Plan. He also explained what types of reviews the Board is responsible for reviewing such as Site plans, Subdivisions, Special Use Permits, 5 & 20 Corridor development site plans like the Dollar General, The new brewery Nedloh, The Ski Company. The board states that there is not a lot of Commercial property left in the Town to develop.

Bennett asked Fink to tell the Board why he is interested in serving on the Planning board. Fink stated that he has been a resident of the Town for a few years, he has three (3) children under the age of three (3), he will be raising his children here and plans on staying for a long time. He has an interest in learning more about the Town and how government works and contributing to the planned success of the Town.

Fink asked the Board to explain more what the Board does and how they have helped the Town recently. The Board discussed the Comprehensive Plan update and the zoning changes in greater detail, as one of the reasons for zoning changes comes from a change in the dynamic of what the residents of the Town need and are interested in achieving. The majority of the residents of Bloomfield would like to keep the Town agricultural; the Board must weigh each application against the Comprehensive Plan and review based on its own merits.

Jugle asked Fink if he has any issues with or concerns about anything in the Town, Fink stated he did not he comes from a small town in Pennsylvania that is a lot like Bloomfield, he is happy living here. Jugle asked him his thoughts on the Dollar General, Fink stated it seems like an odd location but it's a nice store. Compton stated that the board worked with them to make sure it looked pleasant and did not just look like a box store. Hall explained that both sides of the road and the road frontage there are currently zoned commercial even the existing houses. Hall feels that the Commercial zone is a buffer from the General Industrial District, where Terphane is located to where the residential District starts in the Village. Overmoyer asked Fink if he had read the Comprehensive Plan, Fink stated he had not he looked for it online but it's not there. The existing Comp Plan is available at the Town Hall.

Bennett then thanked Fink for his interest and for coming in for an interview. Bennett advised Fink that the Planning Board will make a recommendation to the Town Board and they will appoint the next member, however they may leave the spot open in order to interview other interested applicants.

## **VII. Discussion on applicant:**

Bennett stated he believes that Fink is interested in seeing how the town works and may want to start with the Planning Board and move his way up in government, Jugle stated that he could be a good fit as he doesn't have any current issues with the Town that he wants resolved, but did suggest the Board interview more applicants as he may know of an interested new resident as well.

## **VIII. Discussion:**

Hall updated the Board on current violations, Singer has taken the structure down and is closer to full compliance with his original Special Use Permit. Steele has removed the lighting from his property and still has future plans of coming back in front of the Board for future lighting.

Hall discussed the results of the Rabbit Run Variance and wanted the Board to look at Town code sections 135-27 Zoned Lot Regulations & 135- 29 Yard regulations subsection A. Side yard reduction. A Discussion was held and the Board will review these sections and have future conversations on the subject.

## **III. Minutes of November 19, 2014**

**Pellett made a motion and Compton seconded the motion to approve the minutes of November 19, 2015 All board members present voted aye, Vote was carried unanimously.**

## **IX. Meeting Adjourned**

**Bennett made a motion and Pellett seconded the motion to close the meeting @ 8:30 pm. All Board members present voted aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn

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Planning & Zoning Board Secretary