

**TOWN OF WEST BLOOMFIELD – PLANNING BOARD  
MEETING MINUTES  
December 17, 2025 - 7:30 P.M.**

**Members Present:** Curt Barnes, Mike Borgeest, Bill Jensen

**Guests:** Lee Daubenspeck, Tom Tenny

**Call to Order** - Mr. Mike Borgeest called the meeting to order at 7:30pm

**Approve Minutes** - Meeting of December 3, 2025

After reviewing the minutes from the December 3, 2025 meeting, **Mr. Bill Jensen made a motion to accept the minutes for December 3, 2025 as presented. The motion was seconded by Mr. Curt Barnes. The ayes were unanimous, passing the motion.**

**Subdivision** - Lee Daubenspeck for property located at 8592 County Road 14, Ionia, NY 14472, Tax Map # 51.00-1-17.120, seeking a 2-lot subdivision of a 66.84-acre property; and

**Site Plan Application** - Sean Cutt for property owned by Lee Daubenspeck, located at 8592 County Road 14, Ionia, NY 14472, Tax Map # 51.00-1-17.120 - for **Lot #2** of Daubenspeck Subdivision, proposing single-family residence including garage and pole barn structure

Updated maps showing previously requested changes will be delivered to the Town Hall tomorrow for signatures. Mr. Mike Borgeest referenced a recent email chain where the Town Engineer is aware that the maps will be delivered so that he can provide his signature as well.

Mr. Daubenspeck stated that he is providing an updated copy of Page 1 of the previously provided easement. Originally, the document showed Sean Cutt's lot as Lot 1, and Lee Daubenspeck as Lot 2, but this updated copy corrects that.

**Site Plan Application** - Christina Morehouse for property located at 1860 Hickory Lane, Tax Map # 50.02-2-51.120 for construction of single family home

No representative was present to speak on behalf of the property. No response or comments had been received from the engineer at this time to address previous concerns. At this time there was no further discussion on the application.

**Special Use Permit Application** - Adam Miller for property located at 3115 Wesley Road, Tax Map # 78.00-1-16.100, for a barn built on site

Elizabeth Klingenberg, Planning and Zoning Clerk, confirmed that the legal notice is scheduled to go in the Daily Messenger on December 30, 2025 and letters were mailed to neighbors within 500-feet of the property on December 8, 2025 for the public hearing scheduled on January 7, 2026.

Mr. Borgeest mentioned a question about outdoor storage and if there will be finished goods or materials stored outside, impacting the property appearance.

**Discussion** - Tom Tenny

Mr. Tenny brought maps for an upcoming Special Use Permit application. He had questions around the Zoning District for his property. Maps were brought to the Code Office and receipt of application was confirmed. The property is planned to go on the next Planning Board agenda on January 7, 2026.

**Adjourn** - Bill Jensen made a motion to adjourn at 8:12 pm, which was seconded by Curt Barnes. With ayes by all, the meeting was adjourned.

Respectfully Submitted,

*Elizabeth Klingenberg*

December 23, 2025

Next Meeting: Wednesday, January 7, 2026