

**TOWN OF WEST BLOOMFIELD – PLANNING BOARD
MEETING MINUTES
January 7, 2026 - 7:30 P.M.**

Members Present: Curt Barnes, Mike Borgeest, Bill Jensen

Guests: Tom Tenny, Kayleigh Schultz, West Bloomfield Code Officer; Tim Schiefen, West Bloomfield Town Supervisor; Peter Thompson, West Bloomfield Town Board; Adam Miller; Scott Sadrick; Jim Mitchell; Chelsea Hommel; Allen Britton; Karen Britton

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

Approve Minutes - Meeting of December 17, 2025

After reviewing the minutes from the December 17, 2025 meeting, **Mr. Curt Barnes made a motion to accept the minutes for December 17, 2025 as presented. The motion was seconded by Mr. Bill Jensen. The ayes were unanimous, passing the motion.**

Public Hearing - Special Use Permit Application - Adam Miller for property located at 3115 Wesley Road, Tax Map # 78.00-1-16.100 [Legal Notice published in the Daily Messenger on December 30, 2025]

Mr. Mike Borgeest read the legal notice for the paper, published in the Daily Messenger on December 30, 2025. The Planning and Zoning Clerk mailed a notice to neighbors within 500-feet of the perimeter of the property (as measured by OnCor) on December 8, 2025.

Mr. Bill Jensen made a motion to open the public hearing at 7:50pm. Mr. Curt Barnes seconded the motion, which passed unanimously via voice vote.

Mr. Scott Sadrick, of Seymour Road, commented that he is in favor of the project.

Mr. Peter Thompson, of Seymour Road, stated that he is in favor of the project but does not feel that the information provided is sufficient. He stated he has reviewed maps. Mr. Thompson asked about driveways and tractor trailer access to the property.

Mr. Thompson additionally noted that the legal notice did not have a phone number listed to contact the Town. He noted that the property did not have signs posted to notify the public, and stated that he believes he should have received a 500-foot resident letter.

Supervisor Schiefen stated that he is in favor of the application and asked about weight restrictions. He asked if the business does wholesale or resale. Mr. Miller replied that they do wholesale. He stated that most products go to Ohio and Pennsylvania. They are a family owned business.

Mr. Jim Mitchell, of Seymour Road, stated that after hearing the discussion, he is in favor. He stated that he is concerned about noise. Mr. Miller replied that the generator is going in the barn. The exhaust will be facing the East side of the property to try to account for neighbors.

Mr. Miller noted that for working hours, they would work typically from 7am until 5pm, and work minimally during the weekend.

Mr. Bill Jensen made a motion to close the public hearing at 8:03pm. Mr. Curt Barnes seconded the motion, which passed unanimously via voice vote.

Mr. Miller discussed deliveries. He stated that trucks similar to FedEx or UPS are typically three times per week with one to two 18-wheeled tractor trailers per week. On average, one customer per day. Most customers order by phone. Outside lighting is not an issue as they do not utilize lighting.

Mr. Mike Borgeest asked about paint fumes. Mr. Miller stated that they have fans. The Planning Board discussed this further. The Code Officer will worry about any excess fumes, should they occur.

Further discussion was had around the driveway and surrounding roads being sufficient for large trucks. Ms. Kayleigh Schultz, Code Officer, stated that she has already spoken to Mr. Jeff Ball, Highway Supervisor, about the issue, and can ask him to put something in writing. It was further noted during discussion that there are surrounding farms that bring trucks on the roads.

Further discussion was tabled until the January 21st Planning Board meeting.

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

After reading the proposed resolution from the Town Attorney, Mr. Curt Barnes made a motion to accept the resolution as presented. Mr. Bill Jensen seconded the motion, which passed unanimously via voice vote.

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

After reading the proposed resolution from the Town Attorney, Mr. Bill Jensen made a motion to accept the resolution as presented. Mr. Curt Barnes seconded the motion, which passed unanimously via voice vote.

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 the Planning Board has asked this to be tabled until new information is submitted to the Planning Board.

Site Plan Application - Chelsea Hommel for property located at 3577 County Road 37, Tax Map # 92.00-1-31.112

During discussion, the Planning Board noted that the application needs to be sent to the Town Engineer and Town Attorney. They noted that the signature block was not correct. Additionally, they asked for site distances for both sides of the driveway to be shown on the map.

Special Use Permit - Tom Tenny for property located on State Route 65, Honeoye Falls, NY, Tax Map # 50.02-2-51.100 for construction of a 40-foot by 60-foot pole barn.

Mr. Tenny stated that cattle would be on the property. Most likely 8-10 cows. The Planning Board discussed the current zoning on the lot.

After discussion, the Planning Board stated that they would be denying the application and his next step would be to go to the Zoning Board of Appeals for a Use Variance.

Mr. Curt Barnes made a motion to reject the application based on §140-22 through §140-25 in West Bloomfield Town Code. Mr. Bill Jensen seconded the motion, which passed unanimously via voice vote.

Supervisor Schiefen suggested Mr. Tenny ask the Town Board about this as well.

Adjourn - Bill Jensen made a motion to adjourn at 8:42 pm, which was seconded by Curt Barnes. With ayes by all, the meeting was adjourned.

Respectfully Submitted,

Elizabeth Klingenberg

January 13, 2026

Next Meeting: Wednesday, January 21, 2026