

DRAFT

Town of Romulus Planning Board Meeting
April 1, 2013

Tom Bouchard, Chair	Present	Sue Ellen Balluff	Present
Bill Carlson, Vice Chair	Present	Kate Sinicropi	Excused
Cindy Meckley	Present	Al Nivison	Present
Mary Joslyn	Present		

Chair, Tom Bouchard, called the monthly meeting of the Town of Romulus Planning Board to order at 7:10 P.M. with roll call of members followed by the pledge of allegiance, and a moment of silence.

Tom Bouchard then welcomed the thirty plus members of the public in attendance for the public hearing of the special use permits for Snedaker campgrounds. Public hearing was opened at 7:12 P.M.

Public Comments:

- 1.) Jim & Donna Anderson voiced concerns about well water usage, septic systems capacity, campers trespassing and increased traffic.
- 2.) Dave & Nancy Milliman- sewer & water concerns expressed with trespass issues and smoke from additional fire pits harming the environment. Complaints also aired over public being notified. Chair Tom Bouchard mentioned that advertising and town office sent letters to neighbors as well.
- 3.) Tim Eller spoke that no one at Blue Heron Point was given notice and that septic overflow, runoff main are concerns.
- 4.) Larry Yehle faults plan maps submitted as they are not signed or certified and building layouts not specific to size & construction materials identified. Mentioned board should read e-mail from neighbor Steve Hrustich.
- 5.) Dave Gehring – waste water concerns as they get water from the lake directly downhill from campground.
- 6.) Mahlon Perkins, (Attorney) representing neighboring landowners questioned special use permit application and 1 Article IX in public hearing law. Also said this a type 2 action requiring a full S.E.Q.R. State Environmental Quality Review, not just the short form submitted. Also compares proposed year round cabins as the same as a motel that was previously denied.
- 7.) Elaine Wech Paterson spoke that her parents started the campground in 1972. Sold to Rogers Family in 1987. Has well water concerns and worries her home directly above the campground will have a decreased value.
- 8.) John Bradley questions expanding a non-conforming use. Said surrounding properties could use article '78' State Court of Appeals to block expansion. Also states Section II of zoning code denies this use. Bottom line this cannot be allowed in his expert professional opinion. Several in attendance handed in written responses and are being read by all planning board members and submitted to town office.
- 9.) Lynn & Anne Snedaker response:

1. Lake weeds coming from shallow north end of lake
2. 9 years – one theft incident.
3. Call police in trespassing situation
4. Property values won't go down
5. No accidents due to traffic load
6. Septic system cleaned and maintained by professionals (Brewers)
7. Drinking water tested monthly
8. Did notify all neighbors of public hearing
9. Argues smoke does not go down hill
10. 1500 square foot sites larger than states 1250 sq ft minimum
11. Seneca County has certified stamped maps in hand. (Tom Scoles)
12. EPA short form is all that's required
13. Right to make a living
14. Wisconsin LLC, a silent brother partner
15. Cabins are portable structure being brought in, not a motel
16. Bath house is state regulated
17. Quiet time enforced at 9:00 PM
18. Pet cleanup practiced, as is recycling
19. Memorial Day, 4th of July and Labor Day are the 3 busiest weekends
20. Meetings with Tom Scoles & Engineer Tony Ganzon

Zoning Officer, David Hayes, who was on Planning Board when original planned expansion was proposed in 2005, spoke to all about prior history.

After discussion on how to proceed, the next step is to get input from town attorney on laws, so chair, Tom Bouchard said a continuation of public hearing to be held April 22, 2013 at 7:00 PM at Town Hall. Mr. Snedaker to have more documentation at town hall for public view. He said he would have document there by April 5, 2013. **(Thereby, Bill Karlsen made a motion to adjourn public hearing at 9:00 PM to continue April 22, 2013 at 7:00 PM with information at town hall for review. Seconded by Al Nivison. Motion carried.)**

Monthly meeting minutes from March 4, 2013 reviewed with Snedaker spelling and executive session corrections. Motion by Bill Karlsen, seconded by Sue Ellen Balluff to accept minutes. Carried.

Communication of March 21, 2013 with Romulus Planning Committee Tom Bouchard, Bill Karlsen and Mary Joslyn with Varick Planning Committee consisting of Todd Horton, Linda Mastellar and Hershey Sensening. Talked at the Varick town hall about Depot reuse as army readies to pullout in 2015 and having both towns zoning laws compatible and possible opening County Road 135 across depot.

Tom Bouchard and Bill Karlsen then met with IDA Chair, Bob Aronson, March 26, 2013 at 4:00 PM about their roll on depot and what they see coming in future depot development and transfer to tax rolls. April 18, 2013 the two committees are to meet again in Willard at Romulus Town Hall.

New Business: Lakeshore Visioning Project continues being pursued. Chair, Tom Bouchard asked for help in implementing Farmland Protection Plan. Mike Joslyn volunteered to review plan and advise board on steps to move forward.

Tom Bouchard and Steve Getman, Town Attorney, to get together and talk about Snedakers project and zoning laws as we consider moving forward with special use permit process, cabin issues and if this a type 'I' one action?

Motion by Sue Ellen Balluff, seconded by Al Nivison, to adjourn at 9:45 PM. Motion carried.

Respectfully,
William G. Karlsen