

<<<BLOOM TOWNSHIP BOARD OF TRUSTEES PUBLIC HEARING 7/16/07>>>

The Public Hearing was called to order by Brian Randles, Chair. Members present were Trustees Randles, David Petty, Joseph Smith; Carol Moore, Fiscal Officer; and Anne Cyphert, Zoning Administrator. Several interested citizens were present as well. The purpose of the hearing is to receive public comment and consider an application filed by Lloyd Bay for 11435 Lithopolis Road from RR Rural Residential to B3 Intensive and Motorist Business District.

Randles read the purpose of the hearing and swore in all desiring to give testimony.

Zoning Administrator's Report: Cyphert explained the Zoning Commission and Regional Planning Commission both voted against recommending the zoning amendment. She presented the trustees with the application, draft minutes of the zoning commission, and the recommendation from Regional Planning Commission.

Lloyd Bay, property owner, stated he would like to park about six semi trailers on the lot for occasional use. He stated he did not want to annoy the neighbors and would agree to limitations of not running a large scale truck stop. He said the desire is to sell groceries with the postal trucks being a small part of the business.

Stanley Bradley, a neighboring property owner of Bay's, supports the application. He said urban growth has moved into the area and other neighbors need to accept that.

Howard Cline, adjoining property owner, opposes the application due to traffic, noise, dust, and nuisance concerns.

Paul Gookenbarger, lives across from the property and opposes the application. He expressed concern about the affect on the neighborhood welfare, environmental hazards, and traffic.

Howard Cline stated an illegal trailer is parked at the property now drawing pests and flies. Bay said that trailer is connected to the grocery business and said his grocery store was there before the Clines moved in.

Smith asked if the alley was a legal one. Bay said no.

Bradley said the area may be annexed into the village. He told the trustees they need to take care of the little guy due to big business companies coming into the area.

Paul Gookenbarger stated nobody is saying the Bays are bad people –they have a nice store. He said, however, that the current business that is located in the township receives village benefits without paying village taxes.

Howard Cline, asked the trustees to review the current site.

**Motion** by Smith, second by Petty to close the public hearing.

ROLL CALL: Randles: Yes; Petty: Yes; Smith: Yes; Motion carried 3-0.

Petty stated the grocery store is an asset to the community, but sees no reason to override the zoning commission. Smith stated some of the bigger businesses that are coming to the area will be located at the Griffith Farm outside of Bloom Township. Smith said complaints about the trucks are coming into the township that must be addressed. Smith said he has noticed workers doing mechanical work without proper zoning. Smith said he is concerned about the trucks but not the grocery business. Randles stated he also appreciates the store and the contributions the Bays have made to the community but the zoning violations must be addressed.

**Motion** by Petty, second by Smith to approve the recommendation of the Zoning Commission.

ROLL CALL: Randles: Yes; Petty: Yes; Smith: Yes; Motion carried 3-0.

Cyphert notified Bay he is currently in violation of the zoning resolution by allowing the truck lot without proper zoning and ordered it be ceased immediately. All trucks must be removed within 21 days.

Randles adjourned the meeting.

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Brian E. Randles  
Chair

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Carol J. Moore  
Fiscal Officer