

Bloomfield Village Association

Trustee Meeting

August 18th, 2015

Trustees present: Andrea O'Donnell, Tom Brookover, Jeff Kern, Cathy Weissenborn, Trish Saulnier, Tim O'Hara, Bret Zilka, Susan Ferrari, Ron Ross, Jack Marwil, Margie Parker, Art Atkinson (Village Mgr.), Tim Currier, (Village Counsel)

Andrea O'Donnell called the meeting to order at 6:56 PM

Fire Department Report: Chief Geoff Hockman Reported

- The fire departments made 6 runs during the month of July, 5 were general smoke alarms and the 6th was a car key retrieval that was accidentally dropped into the sewer at Kroger.
- Training with the Bloomfield Township Fire Department this month included pump training at the Township training facility.

Police Department Report: Commissioner Tom Parker reported

- Traffic violation enforcement is double the rate from last year. The drop in warnings for this month over June is most likely due to the stepped up enforcement efforts over the past year having an impact on driver behavior.
- Radar sign purchase was tabled until the next meeting to allow more time to research options to make a final proposal.
- Discussion on enforcement of the Legal Loading Zone in the Village to prevent heavy trucks from cutting through the village causing wear and tear on the roads. Sgt. Hurd said the Township is training officers to enforce the weight restrictions and they are willing to post officers in the Village to do so. Right now they are short one officer who is in training

Road Proposal Development

- Report of the road committee's progress was given by village resident Jan Brandon. Jan highlighted a number of issues that, in her opinion, were roadblocks to the last proposal. The primary focus of the committee's discussion with the Oakland County Road Commission OCRC is the flexibility ability to form smaller SAD's and the cost of the road condition study not being charged up front. Once a Letter of Interest is signed by residents, with 51% of frontage footage the OCRC will authorize a study to be initiated. The study could take up to 2 years to complete before any final estimates will be available. The committee was asked to produce a comparison of the Township and the OCRC proposals. The next meeting of the road committee is August 25th.

Architectural Reviews

Andrea O'Donnell read the standard introductory language

3435 Bradway Blvd - Toomey- Rear Yard Hot Tub

- Setback requirements are met, no requirements for fencing if the tub has a cover, it will be not be visible with the landscaping in place.
- Ron Ross confirmed the landscaping would screen the tub from the side and rear yard.
- No feedback from neighbors.

Motion to approve - Passed unanimously

2243 Pine Street - Gerald & Mary Ann Lievois – Covered Front Porch, Garage Ext. & Rear Lanai

- Architect, Kevin Hart presented the plans for upgrades to the home. Front covered porch will exceed the Township variance restrictions by 8.25 feet but meets Village guidelines.
- The garage extension would exceed both Village and TWP variance restriction due to narrowing of the lot to the back.
- Rear lanai would meet setback requirements.
- Discussion on landscaping next to the driveway would not be wide enough for plantings. Kevin said they would coordinate with the neighbors on landscape choices and that existing arborvitae already overlap the neighbor's yard,
- Additional discussions on fence replacement, request will be submitted at another date.

Motion to approve upon submitting color samples and recommend Township to approve variance.

10 approve, 1 abstain – motion passed

1280 North Cranbrook - Lavorata – Rear Yard Pool Pavilion

- Mr. Lavorata presented to the board requesting to add a pool pavilion to house pool equipment in a different location from the existing pool shed. Mr. Lavorata recently removed the roof from the existing pool shed as it was rotted.
- Discussion was focused on the landscaping around the new structure and where pool furniture would be stored,
- Arborvitae will be planted to surround the pavilion and the back line of the property to screen the structure.

Motion to approve as presented - approved unanimously.

852 W. Glengarry Circle – Shamin –Circular Driveway

- The Shamin's seek to add a circular driveway, to allow visitors to park near the house. Circular driveways are typical in this part of the village.
- Discussion on the width of the driveway and the landscaping to shield the driveway from street view.

- Comments from neighbors were both supportive.

Motion to approve: Passed Unanimously

3624 Tuckahoe Rd. – Spencer – Covered Front Porch and Rear Addition

- Glenda Meads Architects presented the plans to add the front porch and rear addition.
- Improvements meet set back requirements.
- Discussion on areas of the house where vertical siding will be removed and replaced by brick. Shutters will also be added on some of the windows in the front and side of the home, and the brick will be whitewashed.
- Architect also said they will come back to seek approval for a circular driveway.

Motion to approve with siding and colors approved by Art, 10 in favor, 1 disapproved, motion passed

130 N. Cranbrook Cross Rd. - Linnen- 2nd Story Addition over the Garage

- Dan Linnen made the presentation explaining the changes to his home. The front of the house will remove a flat roof that caused leaking problems. The changes keep with the architecture of the house and all setbacks are within variances of the Village and TWP.
- Questions from the board on why the use of two different sidings for the home along with brick was discussed. Homeowner said he would select one.

Motion to approve the plan with color samples and siding approved by Art passed unanimously.

1530 N. Cranbrook - Klarr – Covered Front Porch

- Gunnar Klarr presented his plans to add a covered porch to the front of his home. The existing porch would be torn off. A question was asked about the facing behind the current structure and if it was stone. Mr Klarr didn't know, but said he would make sure any areas exposed would be matched with the same field stone.
- The Klarr's are planning to repaint the shutters next summer and will get the colors approved by Art.

Motion to approve: Passed unanimously

Shell Station Refurb from Vehicle Repair to Convenience Store. Corner of Maple and Lasher.

- Mark Muirhead the owner of the shopping plaza on the north side of Maple and Lasher introduced Scott Barbat who has bought the shell station in front of Kroger. Scott showed the plans to convert the station from a garage to a convenience store, and upgrade the property.
- Brick will be painted white and new awnings will be added in a red brick tone.
- New owner has several stations in the area including the station at Maple and Telegraph and will maintain the property.

- Unfortunately since they will not be repairing cars, Freeman Harrison will no longer be able to work there, he will be missed by Village residents as our go-to mechanic over the years.
- The new design will be reviewed by the TWP on August 19th.

Motion to approve- Passed unanimously

Approval of 7/21/2015 Minutes – Motion to approve passed unanimously with corrections to be made by the secretary and submitted to Art to be posted on the website.

Treasurers Report – Cathy Weissenborn reported that the finances are in order. Forms 990 and 990T were review and submitted in August. The President reviewed July bank statement from Huntington bank and the treasurer confirmed that they were reviewed

Legal Report – Tim reported that one lien was discharged on Yarmouth and the Lien on Bradway was paid.

Village Manager's Report:

- Written report was submitted, 7 news owners in the village, 2015 maintenance fund has 17 residences not paid. 2014 has one home outstanding.
- Village Bulletin, ads paid up for spring addition, Summer ads \$6300 billed, \$5100 paid.
- 575 Hamilton Rd - homeowner will give landscaping plan by August 31st.
- 3475 Sunnydale – Homeowners were notified that they would be issues a violation from the Township for having an above ground pool in their rear yard. They were asked to submit an application and supporting documents for the September 15th meeting. They will also be asked to attend the Township October ZBA meeting.
- 371 N. Williamsbury - Homeowner will move trampoline to rear yard from front yard after multiple complaints.
- 1407 Sandringham - Discussed color of house that was painted without approval. Any decision will be tabled until the next meeting so board members can look at the home.
1375 North Glengarry sign will be removed.

Old Business

- Bylaw provisions were discussed regarding the wording of membership in the association. One suggestion was to change the wording from adult persons to registered voters or deed owners. The change would better describe those who can vote on association issues. Another suggestion to form a subgroup to review the bylaws was received favorably. Each change would need to be amended separately. Review of the bylaws and formation of a bylaw committee was tabled until the next meeting.

New Business

- New meeting rules were passed out by Andrea O'Donnell for review by members. The rules were reviewed and discussion followed on how the new protocol would help in make future meetings more productive. A motion was presented to approve the Meeting Rules to be adopted with no

second. A new motion to table the discussion until the next meeting to give members more time to review them was proposed.

6 approved, 5 disapproved. Motion to table discussion was approved.

- Art gave the board a listing of his activities throughout the year including number of emails that come in and are responded to, the number of architectural reviews, and other general tasks. The volume of activity is high and general discussion followed to discuss ways to reduce Art's work load and make the approval processes more efficient.

Meeting adjourned at 10:50 pm

Next Meeting September 15th, 2015

Submitted by Jeff Kern