

Bridgewater Township Planning Commission Minutes - Approved

I. 8-Dec-08 meeting called to order 7:33 P.M. by Laurie Fromhart

II. Roll Call

Chris Brown	Dave Faust	Laurie Fromhart
Dave Horney	Mark Iwanicki	Tom Wharam
Jeff Simkiss		

III. Citizen Participation

- Jolea Mull announced that she is happy to see a complete board; Laurie Fromhart doing a great job as chairperson

IV. Approval of Agenda

- Motion to accept agenda as presented – Tom Wharam
- Second to motion – Mark Iwanicki
- Vote - unanimous

V. Approval of Minutes from 10-Nov-08

- Motion to approve minutes as presented – Tom Wharam
- Second to motion – Dave Faust
- Vote - unanimous

VI. Communications

A. Report on December 4, 2008 Board of Trustees Meeting – Dave Faust

- Reported on the minutes of the board
- Minutes are on record
- There was discussion of the Township Board of trustees special meeting with Enzer and ACE Pyro Litigation. Enzer has purchased a 100-acre parcel to move the business to
- Should check State, Federal ordinances
- Should verify that there is an access road for emergency vehicles

B. Report on October 29 and November 12, 2008 SWWCOG & MCJPC Meetings – Laurie Fromhart

- Minutes of SWWCOG & MCJPC were presented and discussed
- Minutes are on record

C. Report on November 5, 2008 ZBA meeting – Laurie Fromhart

- Reported on the minutes of the Special Meeting and Public Hearing of the
- Minutes are on record

D. Report from Zoning Administrator – Laurie Fromhart

- The letter that Carl Macomber sent out was reviewed
- The letter is on record

VII. Public Hearings

- None

VIII. Old Business

A. Private Community Wastewater Systems Ordinance – Township Engineer’s Memorandum – Response to Glenn Burkhardt’s comments

- Walked through the comments from Glenn Burkhardt
- The agreement was that the township should not take over ownership of a Private Community Wastewater System (PCWS) unless absolutely necessary
- The developer should use his own engineer; the township engineer should review the plan
- The township should respond to a special land use within six month from first application, not a complete application. **This needs to be added to the Zoning Ordinance**
- **Laurie Fromhart will contact Glenn to ask about ‘Master Deed and Exhibit B’**
- **Laurie Fromhart will contact Lodi township in regards to their PCWS**
- We do not need to have a special escrow for the cost of inspections
- **Laurie Fromhart will check on the effluent limits**
- The wording of Section 5.1, sub-section C.1 needs to change to accept any system that Washtenaw County has final approval of an accepted system
- **Laurie Fromhart will check on Section 6.2, sub-section G.**
- Should think about changing the ‘minimum number of homes’ to ‘minimum number of REU’s’ to allow for non-residential use in Section 6.2, sub-section J
- Section 6.2, sub-section T., as long as there is a designated on the site plan with restrictions; items 1 – 4 can be removed.
- Section 6.2, sub-section V. needs clarification
- Should remove any specifications that are already in another document, such as the county or the state
- Section 7.2, sub-section E should specify who to contact

B. Conservation Preservation Ordinance Update

- Sally Elmiger is working on amendments and will present the changes in January

C. Planning Commission By-Laws

- Laurie Fromhart handed out an updated draft based upon MTA sample; MSU extension office and the Ann Arbor Township by-laws
- **Everyone should review and submit comments for the January meeting.**
- **Laurie Fromhart will e-mail out the word document.**

D. Zoning Ordinance and Book of Ordinances Update

- Laurie Fromhart has been meeting with Jolea Mull on updating these documents
- The township clerk is responsible for tracking the changes to these documents
- Price to update Zoning Ordinance from Carlisle/Wortman Associates, Inc. is \$7000 - \$9000

IX. New Business

- None

X. Informational Items

- None

XI. Public Comment

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- Jolea handed out calendars to all members

XII. Adjournment

- Next meeting: 12-Jan-09 at 7:30 P.M.
- Motion to adjourn – Laurie Fromhart
- Second to motion – Dave Faust
- Vote – unanimous

Meeting adjourned at 10:56 P.M.

APPROVED