

## Bridgewater Township Planning Commission Minutes - Approved

I. 12-May-14 meeting called to order 7:02 P.M. by Dave Horney

II. Roll Call

Wes Cowden	Cal Messing	Dave Horney
Mark Iwanicki	Tom Wharam	

III. Citizen Participation

- None

IV. Review and Approve Agenda

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

V. Approval of Minutes

- Motion to approve minutes from 28-Apr-14 as amended – Dave Horney
- Second to motion - Cal Messing
- Vote – unanimous

VI. Public Hearings

- None

VII. Old Business

A. Kevin's Landscaping SLU

- Mr. Jones application to the commission
  - Building will be used to store equipment & supplies
- Mr. Nanney's report
  - Rodney Nanney walked through the Special Use Permit Report
  - Mark Iwanicki asked about the hours of operation and the landscaping
    - Kevin Jones said hours depend on the season; they do not sell retail
    - There will be landscaping around the building
  - Wes Cowden asked about what would be inside the building
    - Kevin Jones said landscaping equipment
  - Wes Cowden asked about chemicals stored
    - Kevin Jones said very little, some fertilizer
  - Dave Horney asked about fuel storage
    - Kevin Jones said there are currently four 250 gallon above ground tanks
  - Rodney Nanney said that since this is not an expansion to the business, this could just be a site plan review
  - Wes Cowden said that appearance and hours are not currently an issue
  - The building will not exceed the ordinance height
  - The roof pitch will be 4/12
  - Dave Horney asked about mechanical work being done
    - Kevin Jones said that they do not do their own maintenance
  - Wes Cowden asked if the new building will be visible from Austin Road
    - Kevin Jones said it would be difficult to see

## Bridgewater Township Planning Commission Minutes - Approved

- Rodney Nanney asked about the landscaping has to be cleared
  - Kevin Jones said it cleaned up 10 years ago
- Rodney Nanney asked about the new lighting
  - Kevin Jones said they will be add 2 mercury vapor lights and several motion detector lights; any additional lights will need to meet the new ordinance
  - Rodney Nanney informed him that the lights need to be shielded and pointed down; the light cannot affect the neighbors
  - Dave Horney told Kevin Jones that he could contact Carl Macomber or Rodney Nanney with questions about the lighting
- Commission action
- Motion to approve the minor site plan review, with all new lighting to comply with 11.20 of the zoning ordinance; the use of the building complies with 5.306 of zoning ordinance; the new building is for storage of trucks, loaders, etc.; the building will have 16' walls with a 4/12 pitch roof and met the current zoning ordinance; all landscaping on the site plan has been completed; the proposed building is not an expansion of the business; so the findings of fact show there is no need for an amended special land use – Tom Wharam
- Second to motion - Wes Cowden
- Roll Call Vote – unanimous
  - Wes Cowden – yes                      Cal Messing - yes                      Dave Horney - yes
  - Mark Iwanicki - yes                      Tom Wharam - yes

### B. Master Plan review

- The board authorized the dispersal of copies to the local entities
- Will be able to meet the timing of 63 days for the July meeting
- The board would like to have a joint meeting before the public hearing to review any changes
- The public hearing needs the same timing as any other public hearing

## VIII. New Business

### A. None

## IX. Communications

### A. Report from Zoning Administrator – Carl Macomber

- No report was provided

### B. Report on 1-May-14 Board of Trustees meeting

- The minutes were sent out to Planning Commission members and are on record

## X. Informational Items

- The planning commission appreciates the work that Wes Cowden has done for the planning commission and township board. He will not able continue his duties due to health issues
- Rodney Nanney clarified the new interpretation of the Right to Farm Act

## XI. Public Comment

- None

## XII. Adjournment

Bridgewater Township Planning Commission Minutes - Approved

- Next meeting: 9-Jun-14 at 7:00 P.M.
- Motion to adjourn – Mark Iwanicki
- Second to motion – Dave Horney
- Vote – unanimous

Meeting adjourned at 8:38 P.M.

APPROVED