

Bridgewater Township Planning Commission Minutes - Approved

I. 13-Oct-14 meeting called to order 7:00 P.M. by Dave Horney

II. Roll Call

Cal Messing	Dave Horney	Mark Iwanicki
Ron Smith	Tom Wharam	

III. Citizen Participation

- Glenn Wotring – asked about the location of the Rover pipeline; Ron Smith said it affects about 15 people going through the northwest corner of Bridgewater township

IV. Review and Approve Agenda

- Motion to accept the agenda as presented – Dave Horney
- Second to motion – Cal Messing
- Vote – unanimous

V. Approval of Minutes

- Motion to approve minutes from 8-Sep-14 as presented – Mark Iwanicki
- Second to motion - Ron Smith
- Vote – unanimous

VI. Public Hearings - Clinton Art Center SLU

- Motion to adjourn the regular meeting and open the public hearing at 7:07 PM – Dave Horney
- Second to motion - Mark Iwanicki
- Roll Call Vote – unanimous

Cal Messing - yes	Dave Horney – yes	Mark Iwanicki - yes
Ron Smith – yes	Tom Wharam - yes	

- Ruth Knoll gave a general overview of the Clinton Art Center
- Class size of 9 – 10; people do not all arrive at the same time
- Two classes could be at the same time, times could be staggered if needed
- Ruth Knoll handed out a drawing of possible parking
- She talked about fire suppression, there is none but the kilns have not been known to catch fire
- Roofs and walls are metal, cement floors.
- Emergency lighting and exit signs are on order
- There are fire extinguishers
- All classrooms have outside doors
- Classes will run fall and winter before moving to the new location in Clinton
- Have 3 dust filtration systems and dust collection
- Will have a water filtering system for the wash water
- Mark Iwanicki asked about the two drives being so close together
- Rodney Nanney said that a second drive would need Washtenaw County Road Commission approval
- There is no culverts for the two drives
- Rodney Nanney went through his report from 3-Oct-14
- This activity falls under the home occupation
- Ruth Knoll said that clay class takes about 3 hours, normally start at 6 PM; Rodney Nanney said the

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ordinance says that operations must end at 8: PM

- Parking standards do apply, ordinance says no more than 15 space in a row w/o a break
- Alternative design would work, parking in rear is good; would not need additional screening
- Fire suppression, the building authority should review the plan
- The activity does meet with the objectives
- The following conditions need to be met:
 - The surface of the parking lot, handicap is already paved,
 - Limit of the scope of the home occupation, class size of 9 with 2 classes
 - No signs except temporary
 - Copy of the road commission driveway permit
 - Verification from the building authority that the building is safe
- The new building should be completed within a year
- Carol Wotring asked about class sizes; Ruth Knoll said most likely one class per day with <9 students with clay; 3 classes a week for glass
- Dave Horney asked about affiliation with schools; Ruth Knoll said would like to get some students from the public school, but never a bus of students
- Gale Robinson showed concern about traffic; Ron Smith suggested putting directions using McCollum Road
- Mike Bisco said that he thought it was a good idea
- Lorrie McCormick also thought it was a good idea
- Ruth Knoll said the have full commercial insurance on the buildings
- Lorrie McCormick asked if the ponds need fencing; Rodney Nanney said that they did not need fencing
- Ron Smith's concern was with traffic, he is okay with the SLU as long as Ruth Knoll suggests to students that they travel McCollum Road
- Dave Horney asked about the hours of operation; Rodney Nanney said the official hours should be 8 -8, knowing that it takes a while to close down the class
- **Motion to adjoin the public hearing at 7:50 PM and reopen at the regular meeting – Dave Horney**
- **Second to motion - Cal Messing**
- **Roll Call Vote – unanimous**
Cal Messing - yes Dave Horney – yes Mark Iwanicki - yes
Ron Smith – yes Tom Wharam – yes
- **Motion to approve the Clinton Arts Center SLU with the following conditions:**
 - Revised the gravel Parking lot surface with 15 parking spaces per revised parking design
 - Hours of 8 – 8, and a limit 9 students per class
 - Construction authority approval of electrical / safety
 - Request to route Traffic should primarily use McCollum Road
 - Max 2 classes at one time
 - No exterior Signage
 - Provide copy of county second driveway permit to zoning administer

- Dave Horney
- **Second to motion – Mark Iwanicki**
- **Roll Call Vote – unanimous**
Cal Messing - yes Dave Horney – yes Mark Iwanicki - yes
Ron Smith - yes Tom Wharam - yes

VII. Old Business

A. Master Plan follow up from joint meeting

- Dave Horney gave a quick summary of the joint meeting including the removal of the park
- Rodney Nanney walked through all of the changes
- Tom will type the motion and Dave and Tom will sign it before the next board meeting
- A copy of the motion is attached
- Tom will provide copies of the changes for the board

B. Monastery follow up

- No update from Arezki Mekhaldi, the architect working with on the project

VIII. New Business

A. None

IX. Communications

A. Report from Zoning Administrator – Carl Macomber

- A report was provided and is on record

B. Report on 2-Oct-14 Board of Trustees meeting – Ron Smith

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

X. Informational Items

- Ron Smith talked a little bit about the status of the Rover pipeline

XI. Public Comment

- None

XII. Adjournment

- Next planning commission meeting is 10-Nov-14 at 7:00 P.M.
- Motion to adjourn – Tom Wharam
- Second to motion – Cal Messing
- Vote – unanimous

Meeting adjourned at 8:59 P.M.

**BRIDGEWATER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

**A RESOLUTION OF THE PLANNING COMMISSION TO ADOPT THE UPDATED
BRIDGEWATER TOWNSHIP MASTER PLAN**

The following preamble and resolution were offered by Member Dave Horney and supported by Member Tom Wharam.

WHEREAS, the Planning Commission completed a review of the 2006 Township Master Plan in accordance with Section 45(2) of the Michigan Planning Enabling Act, Public Act 33 of 2008 as amended (MPEA), and determined that amendments to the plan were necessary; and

WHEREAS, the Township initiated a process to prepare an updated Master Plan, and has provided all required notices consistent with the MPEA; and

Whereas, this Master Plan is intended to be the plan as provided for in the MPEA, and incorporated within this Plan is the zoning plan referred to in the Michigan Zoning Enabling Act as the basis for the Township's Zoning Ordinance; and

Whereas, the updated plan is a comprehensive document that includes specific goals, objectives, and public policy recommendations, and is intended to serve as a guide for future Township decision-making related to land use, community development, and capital improvement projects; and

WHEREAS, the Planning Commission solicited public comment throughout this process, and submitted copies of the proposed Master Plan for review and comment to the county, surrounding jurisdictions, and other outside entities in accordance with Section 41(2) of the MPEA; and

WHEREAS, notices having been duly posted and published in accordance with the MPEA, the Planning Commission conducted a public hearing on September 8, 2014 to receive comments on the proposed Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission adopts in the whole this updated Bridgewater Township Master Plan with the list of amendments presented on 10/13/2014, and refers the plan to the Township Board for consideration and final approval in accordance with Section 43(3) of the MPEA.

Roll Call Vote:

Ayes: Horney, Iwanicki, Smith, Messing, Wharam

Nays: none

Absent: none

Abstain: none

RESOLUTION DECLARED ADOPTED.

David Horney, Chair

Tom Wharam, Secretary

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Dated: _____, _____, 2014

APPROVED