

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING ON
OCTOBER 13, 2008

Notice is hereby given for a public hearing to be held at the regular meeting of the Bridgewater Township Planning Commission on Monday, October 13, 2008 at 7:30 P.M at the Township Hall, 10990 Clinton Road, Bridgewater Township, Michigan.

To amend various sections of the Bridgewater Township Zoning Ordinance regarding Flag Lots and Shared Driveways. The changes proposed are comprehensive in nature and affect Article II Definitions, Article XI, Schedule of District Regulations, and Article XII General Provisions. The following is a summary of the proposed changes. The full text of the amended sections is available to view at the Bridgewater Township Hall.

Summary of Amendments to Article II Definitions

The proposed changes amend the definition of “driveway” to clarify its purpose, and add definitions for “existing building,” “existing dwelling unit,” “existing lot,” and “shared driveway.” These definitions have been modified or added due to the new language to be added to the remainder of the zoning ordinance, as summarized below.

Summary of Amendments to Article XI Schedule of Regulations

The proposed changes state that side yards that abut a shared driveway easement shall be considered a street-side yard, and structures must meet the front yard setback for the district in street-side yards.

Summary of Amendments to Article XII General Provisions

Amend Section 1208 Road Access / Frontage Required

Proposed amendments separate requirements for a driveway easement that provides access for a single lot, and a driveway easement that serves multiple lots (shared driveways). The change related to a driveway easement serving an individual lot requires that the driveway is centered in the easement, and that the easement is thirty-six (36) feet wide rather than the current sixty-six (66) feet wide. This section has also been amended to allow shared driveway easements to serve four (4) rather than two (2) dwelling units.

Amend Section 1211 Dwelling Unit Standards – Single-Family

Proposed amendments require structures that access a public road through a shared driveway easement be oriented on the lot to face the easement. An exception is made for structures located at the corner of the driveway easement and the public road. These structures may face either the driveway easement or public road.

Amend Section 1229 Driveway Requirements

Proposed amendments have been added to this section that stipulate how a private driveway serving one lot is constructed to ensure adequate access by emergency vehicles. Construction standards such as depth of gravel for gravel driveways, the width of the driving surface, drainage, and crossings for drainage courses are addressed.

Proposed amendments also cover design and construction standards for shared driveways. These provisions are new. The intent of these provisions is to ensure that the driveway is safe for vehicles entering and exiting the lots served by the shared drive, that the lots are accessible by emergency vehicles, and that the driveway is maintained in reasonably good condition. This section addresses keeping brush and trees cleared from the edges of the shared drive, the width of the drive surface, the depth of gravel used to construct a gravel drive, drainage, natural drainage course crossings, radii of driveway curves, driveway location in relation to other property lines, and distance the shared drive is located from another shared drive, or public or private road intersection. A shared driveway plan will be required before construction begins on the shared drive, which is reviewed and approved by the Zoning Official and any other experts needed to evaluate the proposal. A written shared driveway agreement is also required between the property owners being served by the shared driveway to ensure that the shared drive is maintained in reasonably good condition. If the property owners do not maintain the shared drive in reasonably good condition, then the Township has the ability to send notice to the property owners requiring maintenance be performed within sixty (60) days, and that a public hearing is to be held in fifteen (15) days of the notice so that the property owners may discuss the situation to address the deficiencies. If maintenance is not performed within sixty (60) days, then the Township may, if it so chooses, make the necessary repairs and assess the costs incurred to the responsible parties.

The proceeding is a summary of the proposed ordinance changes. The supporting papers can be examined by making an appointment with the Bridgewater Township Clerk, Cynthia J. Carver, 734-428-0372, or at the Township Hall during office hours M & W 1:00pm to 3:00pm, and Thurs. 9:00-11:00am.

Persons wishing to comment may do so at the meeting or by writing to the Planning Commission Chair, Laurie Fromhart, P.O. Box 28, Bridgewater, MI 48115.

The Bridgewater Township Board will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting or public hearing upon ten days' notice to Bridgewater Township Board. If requiring services, the public should contact Bridgewater Township Clerk at 9590 Kies Road, Manchester, Michigan 48158 or by calling 734-428-0372.

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