

Bridgewater Township Planning Commission Minutes

11-FEB-08 meeting called to order 7:37 P.M. by Dave Faust

In attendance (Planning Committee):

Chris Brown	Deb Corwin	Dave Faust
Mark Iwanicki	Henry Jordan	Tom Wharam

Review of Agenda:

- Accept as presented

Review Minutes from 14-JAN-08:

- No changes
- Motion to approve minutes as presented – Henry Jordan
- Second to motion – Chris Brown
- Vote - unanimous

Public Comment:

- Per Sally Elmiger of Carlisle Wortman
 - Special Land Use (SLU) – can revoke SLU if person is not following restrictions, including if not used for a certain period of time.
 - SLU – cannot expire but township can disallow transfer of SLU.
 - SLU – can be updated; can require annual review, if needed.
 - Can charge for review, can have it as simple or as complex as needed and desired
- Bridgewater does not currently allow for business growth in SLU, unlike neighboring townships.

Old Business:

- **Zoning Enabling Act:**
 - Action tabled due to lack of information.
- **Procedure Check List:**
 - Action tabled due to lack of information.
- **Fireworks Ordinance:**
 - Change name to ‘Explosives Ordinance’.
 - Fred Lucas suggest drafting two ordinances,
 - Zoning ordinance, minimum acreage (maybe 100), need setback distance from property line, should be in agriculture zone, need poundage per acre. Need a class ‘A’ driveway for emergency vehicles. Best if in an old gravel pit, there are no abandoned gravel pits in Bridgewater.
 - Police power ordinance - should adopt one.
 - Must allow for explosives and fireworks because there is no ordinance excluding explosives.
 - This new explosives ordinance would include everyone, even farmers and their own homes.
 - Judge only said that Enzer must cease selling fireworks.
 - Enzer never got FS48 from township.
 - The Enzer issue is now in the hands of the township board.
 - Hillsdale sheriff was called about their explosions; 2 people killed in 1st explosion, 6 people killed in 2nd explosion, body parts were found ½ mile away, windows broken 1.5 miles away. Foundation of build was all that was left.
 - Need scientific evidence if differ from distances of ATF.

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- There was a recommendation that the township coordinate with International Fire Code, using property line instead of inhabited building; maybe add in stages.
- Dave will talk to Fire Department about what fire codes they follow. Can they enforce them? Is there a state level fire code?
- Everyone on the planning commission should think about conditions that should be added to the ordinance.
- **Flag Lots:**
 - Sally presented research and recommendations on requirements for flag lots.
 - Any variance would have to go before the ZBA.
 - Will need to improve the private road ordinance if change access strips.
 - The new ordinance must be abided by for any new splits.
 - Tabled the discussion until next month, Fred Lucas wants to review. Dave will present to township board.

New business:

- **Ordinance Review:**
 - Need to clean up ordinances so references are correct. Any new ordinance should state what ordinance(s) it replaces.
- **Budget:**
 - Dave presented the Profit & Loss for 2007 and proposed budget for 2008.
 - Revamped the suggested 2008 budget.

Reports:

- **SWWCOG:**
 - Chris presented maps showing existing and proposed land uses.
 - Discussed 'Form Based Code', new buildings must fit into existing buildings.
 - Funeral home in Manchester will not be changed until 2009.
- **ZBA:**
 - Next ZBA meeting will be 20-FEB-08.
 - Henry will update the planning commission on ZBA issues.
- **Public Comments:**
 - Dave talked to Mr. Lucas re: Krauss Kennel; township board will schedule Carl to do follow up inspection
 - There was no outcome on the Knight Pond; Mr. Lucas does not know anything about this issue.

Next meeting: March 10th at 7:30 P.M.

- Motion to adjourn – Deb Corwin
- Second to motion – Dave Faust
- Vote – unanimous

Meeting adjourned at 10:14 P.M.