

Bridgewater Township Planning Commission Minutes - Approved

I. 14-Feb-11 meeting called to order 7:00 P.M. by Dave Horney

II. Roll Call

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

III. Citizen Participation

- Ronald Raab of 11655 Bemis Road; commented on WCRC sight distance review; 530' to the west is not possible due to road alignment; 610' not possible due to road alignment, handed out report (which is on record), asked about cost and who would pay for any road alterations; WCRC needs drawings for changes in visibility; Dave Faust said that St. Aidan's would most likely pay for road improvements as directed by Washtenaw County Road Commission
- Richard Kent of WCPA&RC; said applicants pays for any changes
- Ronald Raab said road has been unchanged for 100 yrs; if change road might as well straight out whole road; has lots of people out in summertime to fish which causes much traffic
- Dave Horney commented that the WCRC review was disapproved
- Ronald Raab; asked if Freedom would get involved if road is changed; Tom Wharam said that the county has jurisdiction over the roads in both townships.
- Lionel Aris of 11201 Bemis Road; showed a aerial map showing wetlands on property; Richard Kent said that with a permit most anything can be done; Laurie Fromhart said that they will use the existing drive
- Lionel Aris – asked about cut and fill; Richard Kent said that if replace what was removed with equal amount of material is not considered a cut and fill
- Ronald Raab – asked about how far from property line can put drive; Mark Iwanicki said 15'

IV. Approval of Agenda

- Motion to accept agenda as printed – Tom Wharam
- Second to motion – Laurie Fromhart
- Vote - unanimous

V. Approval of Minutes

- Motion to approve minutes from 10-Jan-11 as amended – Laurie Fromhart
- Second to motion – Mark Iwanicki
- Vote – unanimous

VI. Public Hearings

None

VII. Old Business

A. WCPARC Rezoning Application for Griewahn & Grzesiak Properties– Set public hearing

- Richard Kent from Washtenaw County Parks and Recreation Commission (WCPA&RC); gave presentation on what they would like to do with the purchased property
- WCP&R submitted preliminary site plans
- Purchased with county wide millage
- Want one parking lot for both parcels

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- Asking to rezone the parcels from Agriculture to ~~Recreational~~ Conservation Preservation and public hearing date
- Applicant must put up signs
- Laurie Fromhart asked about extending the notification distance, Mark Iwanicki said that the planning commission has extended distance in the past; Dave Horney said that it sounds like a good idea; Richard Kent suggested doubling the distance;
- Will set up the SLU application meeting for 14-Mar-11
- **Bill DeGroot will send a size of sign, number of signs, direction of signs and wording of signs to Richard**
- **Motion to set a public hearing on 14-Mar-11 for WCPA&RC rezoning for the Griewahn & Grzesiak property – Laurie Fromhart**
- **Second to motion – Tom Wharam**
- **Vote – unanimous**

### B. St. Aidan's Episcopal Church SLU Application for Places of Worship

- Susan McGarry updated the group on the status of the response from LLC, referring to the email sent to Laurie Fromhart
- County map of wetlands were handed out and on record
- Called MDEQ for pre-application meeting to evaluate location of driveway, will provide a complete map of property, Justin Pung said it is best to do the survey in the growing season to insure that the driveway does not encroach on the wetlands
- Laurie Fromhart told of the letter received from Conlin, McKeney & Philbrick, P.C., that their client owns lake bottom so St. Aidan's could not build a dock or boat house; Susan said that she recognized this so it is not on the current plan
- Dave Horney brought up the report from Ronald Raab, Susan said that she has not received the report, the meeting has not been set up, she does not have the engineer drawings yet
- The rest of the requested information will be submitted later with the LLC
- The wetlands map is from the county and is not always precise
- Site will be used during good weather
- If have to encroach on wetland may have to get a permit
- Bill DeGroot asked when the LLC would have the information needed; Susan said she is not in control of this and was not originally part of the agreement.
- Dave said we need a clear delineation of the existing driveway is in the wetlands
- **Motion to table the SLU application until the 11-Apr-11 PC meeting – Laurie Fromhart**
- **Second to motion – Chris Brown**
- **Vote – unanimous**
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### C. Approve PC Annual Report and 2011 PC Budget to Board of Trustees

- Tom Wharam discussed where the numbers came from
- Training needs to be added at a cost of about \$2000, increase planning consultant \$3000, double master plan cost
- **Tom will forward the updated budget and annual report to Laurie Fromhart**
- The document was reviewed
- Laurie Fromhart will turn it over to the board

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VIII. New Business

A. SMR SLU Application for Processing Recycled Concrete – Review Report from Bill DeGroot

- Bill DeGroot highlighted his report
- Material must be from another part of the another parcel
- Tonnage is in excess
- Mineral extraction ordinance and zoning ordinance do not refer to imported material
- Bill feels that the ordinance cannot be changed because SMR has violated the consent judgment at this point in time
- Laurie Fromhart feels that the recommendation for a SLU should never have been made for a SLU permit
- Sections 1442 & 1434 of the zoning ordinance do not cover the importation of material; must comply with section 7.2.1
- Chip Tokar suggested to table the discussion so he can bring the information back to SMR; SMR may want to withdrawal application; if turned down, must wait one year before reapplying
- Bill DeGroot said we to not have enough information for a vote

B. Schedule Special Meetings for Zoning Ordinance Revisions

- Laurie Fromhart suggests the 4<sup>th</sup> Monday of the month
- Bill DeGroot said that we should be able to accomplish the task in four months
- **Motion to schedule a special meeting from 7:00 PM until 9:00 PM on the 4th Monday of the month starting in March and running through June - Laurie Fromhart**
- **Second to motion – Gary Baetens**
- **Vote – unanimous**

IX. Communications

A. Report on 3-Feb-11 Board of Trustees meeting – Laurie Fromhart

- Laurie reported on the highlights of the board of Trustees meeting
- The minutes are on record

B. Report on 12-Jan-11 & 9-Feb-11 SWWCOG Meeting – Laurie Fromhart

- Laurie reported on the highlights of the SWWCOG meetings
- The minutes are on record

C. Report from Zoning Administrator – Laurie Fromhart

- There was no report

X. Informational Items

- None

XI. Public Comment

- Lionel Aris said we need to be paid more money

XII. Adjournment

- Next meeting: 14-Mar-11 at 7:00 P.M.

Meeting date: ~~14-Feb-11~~ ~~14 Feb 11~~

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- Motion to adjourn – Laurie Fromhart
- Second to motion – Mark Iwanicki
- Vote – unanimous

Meeting adjourned at 8:56 P.M.

APPROVED