

Bridgewater Township Planning Commission Minutes

1. 10-MAR-08 meeting called to order 7:34 P.M. by Dave Faust
2. In attendance (Planning Committee):

Chris Brown	Deb Corwin	Dave Faust	Laurie Fromhart
Mark Iwanicki	Henry Jordan	Tom Wharam	
3. Review Agenda
 - Accept as presented
 - Motion to approve minutes as presented – Chris Brown
 - Second to motion – Deb Corwin
 - Vote - unanimous
4. Review Minutes from 14-JAN-08:
 - No changes
 - Motion to approve minutes as presented – Tom Wharam
 - Second to motion – Dave Faust
 - Vote - unanimous
5. Public Comment:
 - None
6. Joint Planning Report:
 - Mark Roby; Washtenaw County Principal Planner presented future land uses for four townships (Bridgewater, Manchester, Freedom and Sharon (although Sharon Township is not in the consortium) for 20 – 30 years out.
 - Handed out Joint Planning Area regional map and existing land use maps and use descriptions.
 - These maps will eventually replace the current Bridgewater Township land use master plan / zoning ordinance and the regional plan will take precedence over the local plan.
 - Would like input by April meeting to make sure they meet needs for township and region.
 - Want to cluster development around villages and towns.
 - There was talk of needing to possibly make another water / sewer system close to Clinton.
 - Dave asked if all of growth is in Manchester, do we loose tax base.
 - Large residential developments do not pay for themselves.
 - Should think about light industrial along Michigan Ave. due to traffic; the problems is no water or sewer
 - Should add natural features to map.
 - Bridgewater Township will adopt this joint plan as our plan.
 - The object of the joint planning is for coordination of efforts.
 - Mark Roby described how the joint planning commission came about.
 - There will be a master plan to go along with the map.
 - Sally suggested that the map be parcel specific.
 - If zoned as prime agricultural, it will be harder to zone as residential.
 - Should list in the master plan why it was zoned the way it was, for future reference.
 - The community will have input into the final plan.
 - Mark will come to the planning commission meeting next month.
 - **Everyone should comment on maps – additions, subtractions, changes; Chris will take changes back to SWWCOG.**

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- Sally suggested getting more maps that show more of the local features of the township. Maybe Bridgewater should update our map and let SWWCOG change their regional map.
- Industry will have to be on US12 since it is the only class 'A' road.
- Sally suggested devoting next meeting to this topic. **Sally will bring in additional maps.**
- Might need an open public meeting to inform the residents of the pending changes.
- Sally should be included on the e-mail lists.
- **Dave will talk to Jolea and board about a special meeting to discuss this.**
- **Everyone should review the categories and apply those to the Bridgewater map.**

Old Business

7. Zoning Enabling Act

- Sally handed out and reviewed recommend changes to the Bridgewater Township Zoning Ordinance to incorporate new provisions of the ZEA, 2006 with strikeouts and additions.
- **Should review and present to township board.**
 - Motion to layover – Deb Corwin
 - Second to motion – Laurie Fromhart
 - Vote – unanimous
- Layover for public hearing at a later date.

8. Procedure Check List

- Layover due to lack of information.

9. Explosives Ordinance

- Name will be changed from 'Explosives Ordinance' to 'Hazardous Material Ordinance' to include anything that might endanger other residence.
- Dave handed out a 'Storage of Hazardous Materials' document prepared by Fred Lucas.
- Dave suggested that sub-committees review this document.
- For defendable distances, Dave quoted a 'Department of the Army Field Manual FM5-25' for personal safety; Sally suggested using the recommended setback from ATF.
- Must state why changing to whatever distances are approved.
- Class B fireworks rated by amount of explosives, approximately 50% of the weight.
- **Dusty and Mark will work on this; Dave will supply a CD with pertinent information.**
- Section 5, Paragraph 1, missing Section 8.201 (Performance Standards). **Dave will call Fred about this.**

10. Flag Lots

- Dave talked with Fred; he said that we could legally do whatever we want.
- Sally referred to the Carlisle/Wortman document regarding flag lots dated 11-FEB-08.
- Dave suggests that shared driveways are allowed with deed restrictions and maintenance agreements and limit the way the houses face easement with front yard setback measured from the easement. This would eliminate the 2 front yard setbacks.
- Changes to zoning ordinance would only affect flag lots. **Sally will determine cost to handle looking at the needed changes to zoning ordinance.**

11. Ordinance Review:

- Layover due to lack of information.

New business

Meeting date: 10-MAR-08

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12. Private Sewer:

- Two or more homes sharing a common drain field; under 20,000 gallons per day; could be for 6 to 8 houses.
- Need to create our own ordinance, deed restricted, must notify the local government (part of site plan review process).
- Community can maintain, if needed, at owners expense. It can force inspection with certified tech., county inspection once a year; can create a special assessment district to pay for repairs or maintenance.
- Can put on zoning map.
- Local ordinance can be stricter than county ordinance, which is upheld by law.
- **Dave will get copies of county ordinance by 15-MAR-08.**
- Design ordinance for where and how to limit.
- Laurie supplied ordinance for Ann Arbor township
- Will review findings next month

13. Joint Planning Land Use

- See 6. above.

Reports

14. SWWCOG

- Chris and Mark did not attend.
- Joint planning is major item of concern.

15. ZBA

- Garage being built on Bemis Road. 5th meeting on this.
- Next meeting 20-MAR-08
- Applied for variance for number of buildings (accessory structures) for Enzer.

16. Public Comments

- Must submit receipts for mileage by 27-MAR-08.
- Transfer development rights meeting in Detroit, township will pay.

17. Next meeting: April 14th at 7:30 P.M.

- Motion to adjourn – Tom Wharam
- Second to motion – Deb Corwin
- Vote – unanimous

Meeting adjourned at 10:50 P.M.