

I. 8-Apr-13 meeting called to order 7:00 P.M. by Dave Horney

II. Roll Call

Wes Cowden	Cal Messing	Dave Horney
Mark Iwanicki	Tom Wharam	

III. Citizen Participation

- None

IV. Review and Approve Agenda

- Motion to accept the agenda as presented – Dave Horney
- Second to motion – Tom Wharam
- Vote – unanimous

V. Approval of Minutes

- Motion to approve minutes from 11-Mar-13 as presented – Cal Messing
- Second to motion – Wes Cowden
- Vote – unanimous

VI. Public Hearings

- None

VII. Old Business

A. Hamlet auto storage

- Mr. Mann talked to both Ron Smith and Dave Horney
- Mr. Mann and Dave Horney had a phone conversation in which Dave Horney told him that his presence would be needed. Mr. Mann chose not to attend.
- Mr. Mann said he will either end his relationship with LaFontaine or pursue the SLU.
- Wes Cowden asked when Mr. Mann would take action; no date was given.
- Rodney Nanney suggested that he would be better off working under the old ordinance and fee schedule
- Mr. Mann said that he needed 30 days to terminate the contract
- Bill DeGroot said that Michigan law says the tenant needs time to react so the township may need to give him 45 days
- Rodney Nanney said that he is already doing something illegal, but we will work with him
- Improvements under the new ordinance are stricter than the old ordinance
- Wes Cowden said that there is nothing stopping Mr. Mann from just asking for more time. He suggested that the board take action.
- Bill DeGroot said that the board could take a request vote to have the board take action based on the situation
- Wes Cowden said that the board would like take action
- Bill DeGroot suggest that Dave Horney and Wes Cowden document their phone conversations and send them on to Fred Lucas
- Bill DeGroot will resend his email to Wes Cowden summarizing his phone conversation with Mr. Mann from about a year and a half ago

- Wes Cowden will pass the notes on to Ron Smith

B. Zoning Ordinance update

- Cal Messing asked about parks being off of paved roads. There are plenty of places in the township that have access to paved roads. It is a policy decision of the township. The ZBA can always be contacted if relief is needed.
- Mr. Grant suggests that the CP section of the planning ordinance should allow picnic tables, toys, etc, in parks but not in nature preserves. He suggested that the township follow federal guidelines.
- Rodney Nanney said that is state guidelines could be used but not federal guidelines
- The zoning ordinance update matches better to the consent agreement then the old zoning ordinance
- Bill DeGroot said that the time between approval and acceptance of the zoning ordinance could be used to talk about administration and enforcement
- Fred Lucas has not said anything bad about the new zoning ordinance

C. Master Plan status update discussion

- The trustees have approved moving forward on the master plan
- The board asked about the future use of the sewer system in the hamlet
- The master plan looks out 10 – 20 years
- The plan should specify how and when zoning may change
- Current sewer district was not based upon current drains
- The current sewer district was not adopted into the master plan
- This will not be a full update. It to reflect what the PC wants the township to be 10 – 20 years from now. Should have a clear statement of what we want
- Laurie Fromhart will get an editable version of the current master plan to Rodney Nanney
- Laurie Fromhart needs to get a disc of the shape files from Washtenaw county
- Rodney Nanney suggested that everyone read the current master plan and look at it from the viewpoint of what the township should look like 10 years from now
- Flag areas of the current master plan that are confusing, do not like, do make sense
- Master plan will be updated according to the 2010 census
- Will skip around the plan as updating
- We will start working on the document next month
- There are no boilerplate sections have in the Master Plan
- Dave Horney asked if other communities are having issue, concerns that we should be aware of
- Bill DeGroot gave the example of Freedom Township and the corridor areas that need to be looked at; Salem Township did impact analysis of the sewer system on the hamlet
- Will there be non-farm development and where; is an economic driver
- Dave Horney asked about surveying the public, how much it would cost, and how it would be done
- The current quote is only for an update to the plan
- Rodney Nanney suggested that maybe we should ask the people in the hamlet what they would like
- Washtenaw County says that the agricultural business is not sustainable in Washtenaw County

VIII. New Business

A. None

IX. Communications

Bridgewater Township Planning Commission Minutes - Approved

A. Report from Zoning Administrator – Carl Macomber

- There was nothing to report

B. Report on 4-Apr-13 Board of Trustees meeting – Wes Cowden

- Wes Cowden reported on the highlights of the Board of Trustees meeting
- The minutes are on record

X. Informational Items

- Dave Horney asked about the email from Mr. Grant and all email's should be read into the record. Rodney Nanney said that the email should be acknowledged and read only if specified by the sender

XI. Public Comment

- None

XII. Adjournment

- Next meeting: 13-May-13 at 7:00 P.M.
- Motion to adjourn – Wes Cowden
- Second to motion – Cal Messing
- Vote – unanimous

Meeting adjourned at 8:59 P.M.

APPROVED