

## Bridgewater Township Planning Commission Minutes – Approved

I. 9-Apr-12 meeting called to order 7:02 P.M. by Dave Horney

### II. Roll Call

<del>Gary Baetens</del>	Wes Cowden	Laurie Fromhart	Ron Smith
Dave Horney	Mark Iwanicki	Tom Wharam	

### III. Citizen Participation

- None

### IV. Review and Approve Agenda

- Motion to accept agenda as presented – Tom Wharam
- Second to motion – Mark Iwanicki
- Vote – unanimous

### V. Approval of Minutes

- Motion to approve minutes from 12-Mar-12 as presented – Tom Wharam
- Second to motion – Dave Horney
- Vote – unanimous
  
- Motion to approve minutes from 20-Mar-12 as presented – Mark Iwanicki
- Second to motion – Dave Horney
- Vote – unanimous

### VI. Public Hearings

#### A. Crego Peltcs parcel renewal for Stansley Mineral Group (SMR)

##### 1. Presentation

- Chip Tokar gave a brief overview of the parcel under review
- Renewal of permit for 5 years per ordinance 59
- 22.3-acre lake, created in sections, will reclaim as agricultural, with possibility of residential development later

##### 2. Planning Commission/Consultant Comments

- Bill DeGroot referenced his review, 30-Dec-11
- The residential rezoning would be by Crego Peltcs family
- Bridgewater Township should have all bonds before excavation is started
- Notices were placed in 29-Mar-12 editions of the Clinton Local and Manchester Enterprise, letters were sent to all residents within 2000' on 23-Mar-12
- Received a letter from Brighton Analytical stating that oil/grease in sample bottles causing false positives, letter on file
- All items requested by Bridgewater Township have been provided

##### 3. Public Comment

- Public hearing opened at 7:18
- Michael Geiger~~z~~ of 12312 Hogan asked depth of lake; 60 foot; berms will be 8-10 feet from road level
- Testing of domestic wells annually will continue; new letters will be sent to residents within 2000'

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- Excavation will start this year
  - Tom Peltcs of 811 Red Mill Tecumseh; complained about his mother not getting letters in regards to the permit
  - Asked about current knob; Chip Tokar showed on plan
  - Asked about the road ; Chip Tokar showed the road on the final plan
  - Asked about Chip Tokar having POA to represent SMR; all permits will be signed by SMR
  - Letter of credit is \$75,000; to be reviewed annually
  - Said his lawyer sent a letter asking that a decision not be made until he has had time to review
  - Bill DeGroot reminded all that all information is public, including the lawyers input
  - Public hearing closed at 7:33
4. PC Discussion/Action
- Motion to table decision on SMR Crego Peltcs mineral extraction renewal application until the next regular meeting on 14-May-12 – Mark Iwanicki
  - Second to motion – Dave Horney
  - Vote – unanimous
  - After the PC votes, it must go to the board; a decision is expected by 7-Jun-12

## VII. Old Business

### A. Continuation of zoning ordinance review

- Rodney Nanney handed out CDs with the draft copy of the Bridgewater Zoning Ordinance
- Rodney Nanney will e-mail the table of contents
- To prepare for the public hearing; should have copies of the draft zoning ordinance on the township web site, place paper copies in the three public libraries, place announcements in the local papers
- The summary of changes should be published in the announcement for public comment
- Reviewed summary of changes, below are items that members should pay particular attention to while reviewing the draft
- Article 2; eliminating the R2 district eliminated area for mobile home
  - Rodney recommended reinstating the R2 district specifically for prefab housing
  - Don't have to have water & sewer since they can install their own
  - It is in the master plan, which needs to be reviewed
  - Adult businesses also need to be addressed; need to identify where this could be without a SLU
- Article 4; medical marijuana; ordinance says that anything against federal or state law is illegal in Bridgewater so recommend just removing all mention of it
- Article 5; nature preserves, should review including definition; limited business use language; fire protection; high volume wells
- Ron Smith will follow up with Grant Howard in regards to his findings on nature preserves
- Article 6; accessory structures in front yard, must still meet set back requirements
- Article 8; site plan reviews; site planner as inspectors
- Article 11; exterior lighting; dark skies lighting
- Article 16; nonconforming uses; expansion and alterations
- Article 19; definitions
- Ron Smith asked about the supervisor granting permission in case of emergency; Laurie Fromhart said that they could only do this for SMR because of the consent judgment
- We will continue the review at the next regular meeting, 14-May-12

VIII. New Business

A. Review of SMG pre-mining checklist

- Chip Tokar will add a line for the berms
- The citizen complaint is an attachment to the application
- Laurie Fromhart asked about the use of conveyors with electric motors; Chip Tokar said that they are not feasible for building of the berms but will be used for the actual moving of material
- Chip Tokar will verify this statement

IX. Communications

A. Report on 5-Apr-12 Board of Trustees meeting – Laurie Fromhart

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

B. Report from Zoning Administrator – Carl Macomber

- There was nothing to report

X. Informational Items

- Gary Baetens has resigned from the Planning Commission
- We would like to thank him for his time and dedication

XI. Public Comment

- Bill Peltes of 8880 Smith Road, Tecumseh asked about the lot size for a mobile home park; Rodney Nanney said that he believed it was 20 acres but must be a reasonable size

XII. Adjournment

- Next meeting: 14-May-12 at 7:00 P.M.
- Motion to adjourn – Laurie Fromhart
- Second to motion – Tom Wharam
- Vote – unanimous

Meeting adjourned at 8:55 P.M.