

Bridgewater Township Planning Commission Minutes - Approved

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

II. Roll Call

Gary Baetens	Wes Cowden	Laurie Fromhart	Ron Smith
Dave Horney	Mark Iwanicki	Tom Wharam	

III. Citizen Participation

- Tim Wilson of 16005 Sheridan Road;
 - a. Has a purchase agreement for High Scope property
 - b. People who donated property to High Scope have first right of refusal
 - c. Contingent on conforming use as a retreat center, need to be able to add things, also use as conference center
 - d. Would like to list as conforming use, use for weddings, proms, etc.
 - e. Mark Iwanicki mentioned that Tim is the Clinton High School principal
 - f. Laurie Fromhart talked to Fred Lucas who recommend that we come up with language to ~~switch create a the~~ conditional use permit ~~from a legal non-conforming use~~ to conforming use
 - g. With the ~~current conditional use permit non-conforming use~~, would not be able to ~~make improvements~~ expand use
 - h. Wouldn't be ready to open until 2012, has a six month contingency, will opened summer of 2012
 - i. Non-profit organization will own the property
 - j. This will be Tim's residence
 - k. Laurie Fromhart suggested a pre-application conference
 - l. **Laurie Fromhart will contact Tim re: setting up conference**
- Lionel Aris of 11201 Bemis Road
 - a. Church filed address on x-012 instead of x-003; Susan McGarry replied that are actually referring to both parcels; Laurie Fromhart added that this is a statement, not a question ~~so and~~ answers ~~are not needed~~ period, this is just public comment
 - b. Asked if letter of opposition is still on record; Tom Wharam replied that it is
 - c. People on lake still opposed
 - d. Asked about screening and buffering
 - e. Laurie Fromhart said that screening only for parking lot
 - f. Concerned about property line and the need for fencing
 - g. Sec 3.6.4, may purchase additional property, wanted to know what that means; Dave Horney explained that he believes this is boilerplate language
 - h. Asked about bon-fires, other fires concerns
 - i. Sec 6.6 prohibit removal of topsoil on driveway and cut & fill
 - j. On website say to visit retreat center, will they do the same for lake property
 - k. Is driveway 15' from property line, currently drive is adjacent to property line
 - l. Sec 6.4 – parking lots cannot be built except as mentioned in 7.3 which contains nothing about parking lots
- Sharon Stein of 11215 Bemis Road
 - a. Wanted to know if Mrs. Reese read conservation agreement, two story buildings, wild life trails used by people, removal of trees, possible removal of hillside, etc.
 - b. Sec 9.1.4 owner has no knowledge of toxic substances
 - c. Concerned about people coming to area on low volume road
- Lionel Aris;

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- a. Many events can take place
- Ronnie Wahl of 10873 Bemis Road
 - a. Commented on cutting trees on private property
 - b. Laurie Fromhart, three trees on north side of Bemis Road which the WCRC has identified and the applicant must get permission from owner to remove, two trees on church property
- Mary Ann Boettner of 10630 E Austin Road
 - a. Any rules on alcohol use
 - b. Port-o-john will be there, what about the trash
- Grant Howard of 13214 Wallace Road
 - a. WCPAR concerned will issues will be resolved before new
 - b. County minimizes the issues
 - c. Not removed from web site when not a preserve yet
 - d. Are not listening
 - e. Concerned about lack of security; WCPAR will not provide security
 - f. Need due diligence to resolving problems
 - g. Fencing needed
 - h. Parking on Allen Road is a concern
- Arlen Kofahl of 12836 Allen Road
 - a. Property adjacent to preserve; people coming onto their property, misled because of website
 - b. Concerned about people injuring themselves on their property
 - c. Need to think about security; who is going to do this, land owner?
 - d. Should not rezone due to other issues not being addressed
- Grant Howard
 - a. Who is liable if someone is injured on private property, will county reimburse
- Sheryl Manning, attorney representing Betty Reese
 - a. Wants to understand process, will wait to talk as representative of client

IV. Approval of Agenda

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

V. Approval of Minutes

- Motion to approve minutes from 14-Mar-11 as presented – Tom Wharam
- Second to motion – Mark Iwanicki
- Vote – unanimous

VI. Approval of Minutes

- Motion to approve minutes from 28-Mar-11 as amended – Laurie Fromhart
- Second to motion – Tom Wharam
- Vote – unanimous

VII. Public Hearings

- None

VIII. Old Business

A. WCPAR rezoning

- Dave Horney presented letter from Rick Griewahn dated 26-Mar-11 about about fencing and signage concerns, letter is on record
- Dave Horney presented response from WCPAR to Rick's concerns dated 6-Apr-11
- Richard feels that he has made responses to Rick's requests and agrees
- Wes and Ron walked to property, there were no markers
- Laurie Fromhart commented that owner is responsible for security, WCPAR should fence before rezoning, website should not have listed property, other property should be brought up to spec; what is true need for another preserve
- Ron brought up the idea of bonds to enforce changes,
- Laurie Fromhart brought up no tax income but still need to supply security
- Dave commented that the site plan is a recommendation and are not part of the rezoning, these are two separate issues
- Laurie Fromhart security needs to be thought about because opening to public, nothing prevents them from fencing
- Dave concerned that people mixing site plan with rezoning; pluses and minuses of rezoning,
- Richard Kent replied that people in Washtenaw County want natural areas, Ron said that people in Bridgewater do not want preserves
- Dave Horney restated that the need is reflective of the greater population of the county while the burden of the difficulties is born by township, the trade off is the issue; the needs of the county vs. needs of township
- Mark Iwanicki said that our job is to not to decide whether we like it or not but if it fits in our ordinance; Bill confirmed with caveat of current zoning to future zoning request, does township have to resources to handle the rezoning of the change, this is our task,
- Mark Iwanicki commented that paying for help is well worth it
- Bill DeGroot read from the Michigan ordinance about what must be thought about in findings of fact, must be justification for reason for recommendation
- Richard Kent said that Bill said that Master Plan is in conformance to rezoning
- Bill commented that this is correct
- Laurie Fromhart commented about the web site is an example of what the county will do, an example of past practices
- Richard said they placed the fence where they thought people would go, they don't want fences because stop animal movement, township should supply security
- Laurie Fromhart said our ordinance said that WCPAR must supply security, Richard asked what is meant by 'security', WCPAR no longer supplies a sheriff
- Richard said fences are part of site plan, would like to do this fencing/parking lot this year
- Laurie Fromhart feels that WCPAR should respond in writing to how the concerns
- Ron would like time to review township ordinance, told of his definition of private preserve
- Laurie Fromhart commented on Ervin-Stucki small gravel parking lot with no other improvements but got boardwalk, observation deck, 6 space lot
- Dave Horney commented that there seems to be hesitation to vote
- Wes said he is here to represent the constitutes
- **Motion to table the issue and not vote tonight due to new membership – Mark Iwanicki**

- Second to motion – Ron Smith
- Vote – unanimous
- Motion to have WCPAR respond in writing to concerns supplied by 18-Apr-11 with a response by 2-May-11 - Laurie Fromhart
- Second to motion – Mark Iwanicki
- Vote – unanimous
- Tom will send to Dave Horney bullet points of concerns, Dave to reply
- Motion to extend meeting at least through the next agenda item – Laurie Fromhart
- Second to motion – Ron Smith
- Vote – unanimous

B. St. Aidan's Episcopal Church SLU

- A letter from St. Aidan's dated 7-Apr-11 was handed out and is on record
- Sherry Manning representing Betty Reese
 - a. Commented that Betty donated development rites to LLC so any owner cannot develop property
 - b. Does not want it developed to any degree
 - c. Terms are loose because do not know who owner will be, for example, permitted use (7.4) is standard language, these are some of the permitted uses for the property
 - d. Meant to describe what could be done but not what can happen or what St. Aidan's will do
 - e. The township can overrule what the document states
 - f. Betty's purpose is to restrict development, i.e. maximum home size is minimum that township allows, fences are not permitted
 - g. Betty believes to St. Aidan's would be the best owner because the church will not develop and will teach others to respect the land
- Mark Iwanicki asked if anyone could build a home; could someone build a dock? – Sherry said that she did not believe there was anything about docks in the contract
- Sherry Manning– owner must meet all of the township rules
- Tom Wharam asked about improving driveway, Sherry said this will be allowed
- Sherry Manning, a specific item takes precedence over a general item- in reference to driveway
- Susan McGarry of 2565 Carmel
 - a. Commented that driveway improvements are for safety reasons
 - b. Topsoil would stay on site
- Dave Horney described that cut & fill is normally ~~not~~ a change in grade
- Sherry Manning said that she believed that the LLC would not consider improving driveways cut & fill
- Lionel was concerned with cut & fill, Susan said that driveway is only being improve because of the township's request
- Ron Smith commented that much of the LLC contract (conservation agreement) is out of the scope of the SLU which confuses the matter
- Mark Iwanicki commented that township can put restrictions on the church which could not put on a private land owner
- Laurie Fromhart asked about driveway permit and waiver; Susan said WCRC gave waiver for right turn only (into and out of), site distance is only to the left, trees are North West of drive, Susan talked to wife of husband/wife owner, county must inspect and approve, St. Aidan's will

supply signage

- Betty Reese has already applied for and have grading permit
- Fencing was brought up, St. Aidan's suggested something other than a fence be installed
- Sherry Manning reiterated that the church will be more protective than any private owner of her desire to keep the land untouched
- Gene Berber of St. Aidan's congregation suggested installing thorn bushes
- Alan Vayda of St. Aidan's said that the current retreat is open to all, the new property will be for members only
- Susan McGarry said that there are only four parking spacing so use will be limited
- Laurie Fromhart asked about the porta-potty, Susan said that it will be serviced, staked down, winterized, not in drain way to lake, maintenance will be provided as needed, intending to lock chain but will add gate if needed.
- Susan McGarry will e-mail letter from WCRC to members
- Dave Horney asked about fires, Alan responded that this is unlikely, nighttime use is unlikely, Susan McGarry said that they could limit this if necessary
- Susan thought that the permit from the WCRC was a driveway permit, Laurie Fromhart read that it is a grading permit
- Motion to approve SLU upon approval of WCRC driveway permit within one year – Tom Wharam
- Second to motion – None
- Motion fails due to lack of support
- Mark Iwanicki asked if the motion could be changed post vote; Bill DeGroot said no
- If it is turned down, cannot reapply for one year
- Ron asked if driveway was not used correctly what could be done, Bill said that WCRC could update drive
- Motion to table request for SLU until the Planning Commission has developed a full list of contingencies and restrictions by 9-May-11 – Dave Horney
- Second to motion – Ron Smith
- Vote – unanimous

IX. New Business

- None

X. Communications

A. New members

- Dave Horney introduced new members Wes & Ron

B. Report on 7-Apr-11 Board of Trustees meeting – Laurie Fromhart

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

C. Report from Zoning Administrator – Carl Macomber

- There was no report

XI. Informational Items

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A. Special PC Meeting, Monday, 25-Apr, 2011 at 7:00 p.m.

- Will focus on section one of the Zoning Ordinance and then move Master Plan

XII. Public Comment

- Grant Howard
 - a. Asked about what it takes to rezone
 - b. WCPAR will not supply security and it is not on a paved road which township requires; Bill explained that can be part of rezoning and site plan, can require anything
 - c. Recommends we do a lot of due diligence
- Dick Wagner of 13935 Clinton Rd
 - a. Commented that does not like the idea of a path

XIII. Adjournment

- Next meeting: 25-Apr-11 at 7:00 P.M.
- Motion to adjourn – Laurie Fromhart
- Second to motion – Wes Cowden
- Vote – unanimous

Meeting adjourned at 10:39 P.M.

APPROVED