

I. 12-Apr-10 meeting called to order 7:32 P.M. by Laurie Fromhart

II. Roll Call

<del>Chris Brown</del>	Dave Faust	Laurie Fromhart	
Dave Horney	Mark Iwanicki	<del>Jeff Simkiss</del>	Tom Wharam

III. Citizen Participation

- None

IV. Approval of Agenda

- Motion to accept agenda as presented – Dave Faust
- Second to motion – Mark Iwanicki
- Vote - unanimous

V. Approval of Minutes

- Motion to approve minutes from 8-Mar-10 - As corrected – Dave Faust
- Second to motion – Mark Iwanicki
- Vote – unanimous
  
- Motion to approve minutes from 24-Mar-10 - As submitted – Dave Faust
- Second to motion – Dave Horney
- Vote – unanimous

VI. Public Hearings

- None

VII. Old Business

A. Bridgewater Hamlet and US 12/Lima Center Rd FLU Sub area Maps & Descriptions

- Sally Elmiger provided maps of the areas for everyone
- Sally Elmiger explained that the divisions are not by lot
- Laurie Fromhart commented on how the new areas will affect the joint plan
- There was discussion of what ‘mixed use’ includes
- It was decided that ‘mixed use’ covers what currently exists as well as what may happen in the future

B. Zoning Ordinance - Discuss recent training and decide whether to revise current zoning ordinance or create a new one.

- Laurie Fromhart started a discussion on whether the zoning ordinance should be revamped or replaced
- The final adopted copy of the amendments need to be added to the current zoning ordinance
- Mark Iwanicki brought up how the books are out of date; Laurie Fromhart started that the books were all the same
- Dave Horney suggested that we should decide which path to follow
- Sally Elmiger suggested that it would be easier and faster to start over
- Carlisle/Wortman can supply a template to start with if we start over

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- Sally Elmiger said that Carlisle/Wortman could put together a quote to combine the old zoning ordinance with the new needed changes, supply it in sections to the PC for review until the ordinance is complete. The entire process would take about one year. There are a couple of months allotted to see how it all works.
- There was much discussion about what should be done as far as keeping the old zoning ordinance vs. starting fresh on a new zoning ordinance
- Sally Elmiger discussed what has to be done for each task
- Tom Wharam asked Sally Elmiger which process that she thought would be a larger task. Sally Elmiger said that revising the old would probably take longer
- There must be a public hearing for either direction
- The township board decides who receives comments during the 30 day review period
- Dave Faust suggested that we supply the board with price and time quotes for both processes
- We think that it will be more time efficient and cost efficient to start fresh with a new ordinance rather than try and amend the existing document
- Because the current zoning ordinance is complicated and complex,
- Because the current zoning ordinance does not reflect the desires of the township for regulating land uses and
- Because the amendments of the last five years have not been incorporated into the current digital version and will need to be added. Therefore, we move to recommend that the Board approve the Planning commission create a new Zoning Ordinance. – Tom Wharam
- Second to motion – Dave Faust
- Vote – unanimous
- Sally Elmiger was asked to submit a proposal with price and time for starting fresh and reworking the old.

### VIII. New Business

#### A. Review Special Land Use Application for ACE-E, LLC

- Sally Elmiger reviewed what has to be done for approval with a supplied letter
- This is a two part process
- No site plan was submitted
- Sally Elmiger can not provide a recommendation at this time due to a lack of information
- Aaron Enzer asked about what is needed for a site plan and does it have to be professionally done?
- Mark Iwaniki said that a full site plan is not needed because there are no building changes
- Sally Elmiger said a mortgage survey or a to scale survey with dimensions of the house. It must include the setbacks with the location of the parking lot, building, property lines and drive way parking dimensions of parking lot
- The business must be a LLC since ACE-E has two non-family employees
- There are normally four family vehicles at the house
- There is normally one delivery per week (UPS)
- There are two non-family employees and two family employees
- The hours of operation are normally 9 to 5
- A customer stops by every couple of weeks or so
- This is a service based operation; only a few computers are disposed of each year; which are recycled in Ann Arbor
- Mr. Enzer will supply these answers in writing for the Planning Commission by 26-Apr

- Laurie Fromhart will ask Cindy Carver to assign a case number to the Special Land Use Application
- Motion to table further discussion pending information from the applicant –Mark Iwanicki
- Second to motion – Dave Horney
- Vote – unanimous

B. Review MCJPC Plan Implementation Chapter

- Motion to table until MCJPC finishes the chapter –Dave Horney
- Second to motion – Tom Wharam
- Vote – unanimous

IX. Communications

A. Report on 1-Apr-10 Board of Trustees meeting – Dave Faust

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

B. Report on 10-Mar-10 SWWCOG & MCJPC Meeting – Laurie Fromhart

- Laurie reported on the highlights of the SWWCOG & MCJPC meeting
- The minutes are on record

C. ZBA meeting – Dave Horney

- There was no ZBA meeting to report.

D. Report from Zoning Administrator – Laurie Fromhart

- Laurie reported on the report from Carl Macomber

X. Informational Items

- Laurie Fromhart read about large animals on small lots
- There was discussion about our regulation.

XI. Public Comment

- None

XII. Adjournment

- Next meeting: 10-May-10 at 7:30 P.M.
- Motion to adjourn – Mark Iwanicki
- Second to motion – Dave Horney
- Vote – unanimous

Meeting adjourned at 9:35 P.M.