

Bridgewater Township Planning Commission Minutes

1. 14-APR-08 meeting called to order 7:41 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
 - Motion to add agenda item 13a to change joint planning representatives – Dave Faust
 - Second to motion – Mark Iwanicki
 - Vote - unanimous
4. Review Minutes from 10-MAR-08:
 - Approve with changes
 - Motion to approve minutes as amended – Laurie Fromhart
 - Second to motion – Dave Faust
 - Vote - unanimous
5. Public Comment:
 - None

Old Business

6. Zoning Enabling Act
 - Dave described the history of the changes to Laurie
 - Zoning enabling act is still on the table
7. Procedure Check List
 - Dave described the history of the changes to Laurie
 - Procedure Check List is still on the table
8. Explosives Ordinance
 - Jolea Mull, Dave Faust and Fred Lucas meet with Enzer's lawyer on Thursday 8-APR-08
 - Enzer wants BF-48 signed
 - Enzer is in court for criminal charges
 - Two options
 - Move explosives out of Bridgewater
 - Consent judgment (non-binding) (about a dozen items were discussed, some of which include):
 - Must relocate to a Class A road
 - Must obey ATF setbacks to property lines
 - Must allow free reign to inspect the facility at will
 - Henry did not have time to work on blast radiuses
 - Henry expressed concern over Enzer's deceit and not performing what he promises without forcing him
 - Some of Enzer's neighbors are complaining about semi traffic
 - Court said he has to cease commercial operations
 - Henry asked who can perform an inspection
 - Dave reviewed ATF suggested distances from explosives to property line
 - All listed poundage is in black powder equivalences

Bridgewater Township Planning Commission Minutes

- There is no performance standard, per say
- Mark discussed “Storage of Hazardous Materials” from Fred Lucas
 - Fuel storage tanks needs to be reviewed
 - 1.1b Fireworks, page 2; does not give much description; needs to be in plainer English and with more detail
 - Emissions level cannot be tested
 - Should not have items in ordinance that cannot enforce
- The local fire departments should adopt International Fire Code
- Henry will work on the “Storage of Hazardous Materials” with Mark and bring results in to the May meeting; will talk to fire department
- Dave talked to fire marshal who said he didn’t know who would enforce the International Fire Code
- Neither Clinton nor Manchester fire departments have adopted the International Fire Code

9. Flag Lots

- Other townships do up to 4 splits per driveway; with maintenance agreement and deed restriction
- Dave suggest 3 splits per shared drive with maintenance agreement and deed restriction; any more would require a private road
- There is a driveway ordinance already; not currently enforced; section 1229
- Sally said that a driveway ordinance can be enforced
- Sally said that health, safety and welfare of the citizens is the responsibility of the township so driveways should be able to give access to fire and police
- Discussed access for fire equipment
- Shared driveways are an exception to the planning ordinance
- The shared driveway maintenance agreement should be written to share cost equally; maintenance work approved by majority vote
- Sally said should update 1208; A3
- Current cluster housing road is a Class A road minus the pavement; none of the current gravel roads would meet the cluster housing road standards
- Currently need a minimum of a 2 acres per lot
- Should adjust the cluster housing ordinance to encourage cluster development
- New changes to ordinance should state that 40’ driveway easement; drive must be centered in the easement; maintenance agreement and deed restriction; House must face the easement, on front lot the house can face the main road; front yard setback will be the yard facing the easement; a turnout area shall be provided for every 500’ of driveway; 4 house maximum per shared driveway; reference section 1229 for current driveway standards
- Must write up the changes to review with the board, before public review
- Henry will type out section 1208 with changes listed above to present to township board on 1-MAY-08 to ask for comments; Henry will e-mail document, reps will review and comments before the board meeting

10. Ordinance Review:

- Bridgewater Township’s Zoning Ordinance needs to be updated
- Dave pointed out that Sharon Township just updated their ordinance; Bridgewater should compare theirs with Sharon Townships for opportunities
- Special land uses need to be reviewed and enforced

New business

11. Private Sewer:

Bridgewater Township Planning Commission Minutes

- Layover until May

12. Joint Planning Land Use

- Sally presented a map of the sewer district to update the Bridgewater Hamlet future land use map
- 106 – 108 REUs (Residential Equivalent Unit) maximum; 78 currently in use; are currently about ½ capacity
- **Dave will call Dan re: well**
- Bridgewater does not have to plan for high density housing since the trend is that as long as high density housing is available in an adjacent area it does not have to be in the master plan; Manchester, Clinton and Saline have high density housing
- Do not have to have second commercial area on Michigan Ave.; might be a good idea since it is a Class A road
- **Sally will generate a first draft of the sewer district for the meeting in May**

13. Meeting Dates:

- Meetings 2nd Monday of the month
 - 14-APR
 - 12-MAY
 - 9-JUN
 - 14-JUL
 - Motion to approve meeting dates – Henry Jordan
 - Second to motion – Mark Iwanicki
 - Vote - unanimous
 - 11-AUG
 - 8-SEP
 - 13-OCT
 - 10-NOV
 - 8-DEC
 - 12-JAN-09
 - 9-FEB-09
 - 9-MAR-09
- **Tom will write up a posting for the board and set to Jolea**
- Appointments to SWWCOG & Joint Planning Land Use commissions to replace Chris Brown
 - Motion to approve Laurie to these positions – Dave Faust
 - Second to motion – Henry Jordan
 - Vote - unanimous

Reports

14. SWWCOG

- Wind power ordinance; solid waste hauling; open burning discussed

15. ZBA

- Turned down Enzer's request for variance that storage units are temporary units; they are structures
- Karan Reynolds approved for garage 10' from property line; removal of green house

16. Public Comments

- May 10; trash removal help needed

17. Next meeting: May 12th at 7:30 P.M.

- Motion to adjourn – Dave Faust
- Second to motion – Mark Iwanicki
- Vote – unanimous

Meeting adjourned at 11:22 P.M.