

Bridgewater Township Planning Commission Minutes - Approved

A-I. 9-May-11 meeting called to order 7:10 P.M. by Dave Horney

B-II. Roll Call

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

C-III. Citizen Participation

- ~~Lyonel~~ Lyonel Aris of 11201 Bemis Road;
 - a. Read and handed out comments of the neighbors concerns in regards to St. Aidan's SLU
 - b. The letter is on file
- Sharon Stein of 11215 Bemis Road
 - a. Read concerns from the letter that she sent
 - b. The letter is on file
 - c. Asked about the wetland permit, Laurie Fromhart explained that they do not need a wetland permit because they are not proposing any buildings
- Ronnie Wahl of 10873 Bemis Road
 - a. Commented on the dangers of Bemis Road due to wash-outs, curves and visibility
 - b. Recommended everyone drive down road
- Sharon Stein of 11215 Bemis Road
 - a. Recommended everyone drive down road
- Grant Howard of 13214 Wallace Road
 - a. Read from and commented on the letter he had sent out
 - b. The letter is on file
 - c. Commented on lack of security, Bridgewater Township residents not wanting county conservation areas, past experience with county, county leaves liability and costs on the township

D-IV. Approval of Agenda

- Motion to accept agenda as corrected – Laurie Fromhart
- Second to motion – Wes Cowden
- Vote - unanimous

E-V. Approval of Minutes

- Motion to approve minutes from 11-Apr-11 as amended – Laurie Fromhart
- Second to motion – Ron Smith
- Vote – unanimous

F-VI. Approval of Minutes

- Motion to approve minutes from 25-Apr-11 as presented – Laurie Fromhart
- Second to motion – Mark Iwanicki
- Vote – unanimous

G-VII. Public Hearings

- None

Meeting date: ~~9-May-11~~ 9-May-11

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~~IV~~ VIII. Old Business

~~I~~ A. St. Aidan's Episcopal Church SLU

- Laurie Fromhart asked about the resolution of the fire department
- Susan McGarry explained the reasoning for the right turn only
- Wes Cowden commented on driveway permit, Susan McGarry commented on grading permit as permission from WCRC
- Dave Horney commented that there are three categories; public right-of-way, interaction of other properties, general considerations of what will be allowed or not allowed
- Restrictions can be placed on the conditional use if done before approval
- Laurie Fromhart said that the township should place the limits on now, those are:
 1. Four parking spaces
 2. 15 visitors per day
 3. Use restricted to church membership only
 4. Locked gate at entrance
 5. No permanent structures
 6. No camping
 7. No fires
 8. No dock or boat launch
 9. No boardwalks
 10. No lighting
 11. No public use
 12. Port-o-potty must be secured, winterized
 13. Trash must be carried out
 14. Property would not be removed from the tax roles without a permanent structure
 15. Use of alcohol
 16. Condition of driveway permit
 17. Signage requirements for identification of property line
 18. Mark the property every 100'
- Susan McGarry said that there are no plans for electricity
- Dave Horney recommended dawn to dusk hours
- Mark Iwanicki talked about signage and locked gates work for the honest
- Wes Cowden commented on what he found when he walked the property, there is little they can do to be bad neighbors
- Bill DeGroot commented that once a person submits a request for a SLU, the planning commissioners have the right to do due diligence and walk the property
- Susan McGarry said she talked to the owners of the property and they agreed to the removal of the trees for the second time, it was recommended that Susan get permission in writing
- Motion to approve St. Aidan's SLU contingent upon approval from the WCRC for a driveway permit, added restrictions of
 - Hours of Operation: Dawn to Dusk
 - Limit of four parking spaces
 - Maximum of 15 visitors on site
 - Use restricted to church membership only
 - Locked gate at entrance
 - No permanent structures

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- No camping
- No fires
- No dock or boat launch
- No lighting
- No public use
- Signage requirement –Marking of St. Aidan’s property boundary every 100 feet
- 20 foot setback from property line for trails
- Port-a-potty secured and winterized
– Laurie Fromhart
- Second to motion –~~Ron Smith~~ Wes Cowden
- Bill DeGroot mentioned that the conditions must be written up in the form of a contract upon acceptance and reason of denial if not accepted
- Susan McGarry brought up that membership is loosely defined and that they may want to bring out people that are not registered in the church but it would not be a public access
- Bill DeGroot talked about enforcement of the restrictions
- There was discussion on if the 15 people must be church members
- Roll call vote –

Gary Baetens - yes Wes Cowden - no Laurie Fromhart - yes Ron Smith - yes
Dave Horney - yes Mark Iwanicki – yes ~~Tom Wharam - absent~~

- Motion to extend meeting beyond 9:00 – Laurie Fromhart
- Second to motion – Dave Horney
- Vote – unanimous

2-B. WCPAR rezoning

- Dave Horney verified that everyone received all the communications
- Discussion about the 911 calls and invasive species
- Laurie Fromhart brought up several points to recommend denial:
 - The web site violates the township zoning ordinance
 - The county preservation does not meet the intent of the township conservation preservation ordinance
 - The county mowed the Griewahn property which is impairment and disturbance
 - The county plans ~~on include~~ artificial development such as board walk, bridge, observation deck, etc.
 - The lack of security
 - The issue of fencing
 - Need of a safe crossing across Allen Road
 - Is there a need for another preserve
 - Have not disclosed status of 10 acre parcel next to Grzesiak property
- There was discussion about what a preserve is
- Motion to recommend denial of the WCPAR application to rezone parcel Q-17-29-400-026 & Q-17-32-100-022 based upon it does not meet the definition of nature preserve, it does not meet the intent of the conservation preservation ordinance, the lack of resources to provide security and the Bridgewater township board of trustees resolution to plea for Washtenaw County funding for the purchase of land to be used as trails, parks and preserves be redirected from Bridgewater

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Township to other communities and responses from the citizens

- Second to motion – ~~Ron Smith, Wes Cowden~~
- No discussion
- Roll call vote –

Gary Baetens - yes Wes Cowden - yes Laurie Fromhart - yes Ron Smith - yes
Dave Horney - no Mark Iwanicki – yes ~~Tom Wharam - absent~~

- Richard Kent commented that he thought it was an improper decision mentioning comments on other parks

~~I~~.IX. New Business

- Discussed the memo from Mr. Wilson regarding High Scope property
- No issue to bring forward, purpose is to inform members for conditional use permit
- Bill DeGroot would like to contact Mr. Wilson to ask about living on the property
- Mr. Wilson would like to have permission to live on the property
- Bill DeGroot said that there was never any intent to discontinue the ~~previous~~current SLU use so he could be allowed to use it
- Dave Horney commented that we need public comment rules, he has written down a few rules
- **Dave Horney will email out the rules for review to the members.**

~~J~~.X. Communications

~~1~~.A. Report on 5-May-11 Board of Trustees meeting – Laurie Fromhart

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

~~2~~.B. Report from Zoning Administrator – Carl Macomber

- The report is on record

~~K~~.XI. Informational Items

~~1~~.A. Special PC Meeting, Monday, 23-May-11 at 7:00 p.m.

- Bill DeGroot described the updated land use chart that he handed out

~~2~~.B. Mark Iwanicki email is still incorrect

~~L~~.XII. Public Comment

- Grant Howard
 - a. Is the ecology commissioner for Bridgewater Township
 - b. Appreciates the due diligence done by the planning commission
 - c. Need to tighten up the CP ordinance

~~M~~.XIII. Adjournment

- Next meeting: 23-May-11 at 7:00 P.M.
- Motion to adjourn – ~~Ron Smith~~
- Second to motion – ~~Gary Baetens~~

Meeting date: ~~9-May-11~~ 9-May-11

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- Vote – unanimous

| Meeting adjourned at ~~10:55~~ P.M.

DRAFT

| Meeting date: ~~9-May-11~~ ~~9-May-11~~