

Bridgewater Township Planning Commission Minutes - Approved

I. 11-May-09 meeting called to order 7:31 P.M. by Laurie Fromhart

II. Roll Call

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

III. Citizen Participation

- None

IV. Approval of Agenda

- Motion to accept agenda as presented – Jeff Simkiss
- Second to motion – Tom Wharam
- Vote - unanimous

V. Approval of Minutes from 13-Apr-08

- Motion to approve minutes as amended – Dave Faust
- Second to motion – Chris Brown
- Vote - unanimous

VI. Public Hearings

A. Conservation Preservation District Zoning Ordinance Amendments

1. Presentation

- Motion to reschedule public hearing due to a lack of notice until 8-Jun-09 – Tom Wharam
- Second to motion – Dave Horney
- Vote - unanimous

2. PC/Consultant Comments

3. Public Comment

4. PC Discussion/Action

VII. Old Business

A. Private Community Wastewater Systems Ordinance Update – Bill Craigmile

- Bill talked about some of the history of privately owned wastewater treatment systems
- The first step process is a discharge permit; only good for 5 years
- Now recommend that if township is going to be responsible, they should take on ownership
- Must look at current capacity and future usage
- No current ordinances have been tested in court in the state.
- Recommends that we do not adopt an ordinance until the other townships ordinances have been challenged in court
- DEQ holds precedence but only covers systems > 20,000 gal / day
- Mi has a contract with federal EPA
- Ordinance covers all systems < 20,000 gal / day; about 130 – 140 REUs (180 – 200 gal / day / REU with the low pressure sewer system that the township has)
- Bill suggests talking to Fred Lucas to see if the current ordinances are good enough
- Washtenaw County has a permitting process in place
- Need a third party review and inspection

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- There was discussion amongst the board of different development scenarios
- This does not have to be for a large development, can be for as few as 2 homes
- Small developments go through the county
- Responsibility always goes back to local government
- County suggests local ordinance with a specific area and special assessment district to control the sewer district; need an ordinance for this
- DEQ has cut down sampling rate; should be able to discuss capacity of system
- Sally Elmiger suggested waiting a year or so to see what happens in other townships
- Dave Horney suggested talking to the county
- Washtenaw County will allow system development where ever the criteria for the development is met
- Laurie Fromhart will seek Fred's opinion on the private sewer ordinance

**Deleted:** talk with

**Deleted:** about what needs to be cleaned up

### B. Zoning Ordinance Update- Memo from Supervisor Jolea Mull

- There will be a joint meeting 8-Jun-09 to discuss what should be done with the zoning ordinance
- Laurie Fromhart reviewed the TOC of the ordinance not in the book
- Should ask previous planning consultants for copies of the ordinances
- **Everyone should download Freedom and Sharon township zoning ordinance on-line**
- There was discussion about the proposed zoning ordinance amendment
- Laurie Fromhart feels that the current wording is fine
- Sally Elmiger said accessory buildings are behind the set-back line
- Front yard is defined as from the property line to the front set-back
- There are no number or size restrictions for agricultural use
- The general consensus is that the current wording on Zoning Ordinance 1203 (C) (4) (c) should be left as is

### C. Feedback on MCJPC Industrial and Residential Draft Chapters

- None given
- Need comments by Wednesday 13-May-09

### D. Feedback on MCJPC 9th Member- Jesse O'Jack's Opinion

- None given
- Need comments by Wednesday 13-May-09

### E. PC Training

- Sally Elmiger discussed options for training provided by Carlisle/Wortman Associates
- Four people have not had the basic training; this would take about 2 hours
- Could add specialize topics in
- The date is be determined

## VIII. New Business

### A.

- None

## IX. Communications

Meeting date: 11-May-09

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### A. Report on May 7, 2009 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 April 8, 2009 SWWCOG & MCJPC meetings – Laurie Fromhart

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

### C. Report on March 18, 2009 ZBA meeting – Dave Horney

- Dave did not go meeting
- The minutes are on record

### D. Report from Zoning Administrator – Laurie Fromhart

- Dave Faust reported on the comments from Carl Macomber
- The report is on record

## X. Informational Items

- None

## XI. Public Comment

- None

## XII. Adjournment

- Next meeting: 8-Jun-09 at 7:30 P.M.
- Motion to adjourn – Dave Faust
- Second to motion – Jeff Simkiss
- Vote – unanimous

Meeting adjourned at 9:58 P.M.