

Bridgewater Township Planning Commission Minutes

1. 12-MAY-08 meeting called to order 7:31 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 6c to add review of Planning Enabling Act – Tom Wharam
 - Second to motion – Mark Iwanicki
 - Vote - unanimous
4. Review Minutes from 14-APR-08:
 - Motion to approve minutes as amended – Tom Wharam
 - Second to motion – Deb Corwin
 - Vote - unanimous
5. Public Comment:
 - None

Old Business

6. Zoning Enabling Act
 - Sally reviewed the highlights of the new Michigan Planning Enabling Act (PA33)
 - The state consolidated villages, cities, townships and counties acts
 - The planning ordinance must be in compliance by 2011
 - Planning commissions must have geography representation; must appoint one non-qualified member to the board; also must have a capital improvement plan
 - This act will take effect 1-SEP-08, even if the board does nothing to approve it
 - Dave Faust will not be able to be the Planning Commission chairperson
 - Motion to set public hearing for zoning enable act changes for 9-JUN-08 – Laurie Fromhart
 - Second to motion – Dave Faust
 - Vote – unanimous
 - Tom will send a notice to Cindy Carver to post
 - Zoning Enabling Act can be removed from the agenda
7. Procedure Check List
 - Mark pointed out that this should be done as a group
 - Procedure Check List is still be laid over until July
8. Explosives Ordinance
 - This is being handled through the township board and Fred Lucas
 - Removed petroleum products due to strain on farmers
 - Setback distances – started with ATF regulations changed ‘inhabited building’ to ‘property lines’; does not effect parcel size since this is handled via setback distances
 - Mark asked about compressed gasses that we cannot monitor; the township does not have to be concerned about buried tanks since these are handled by the state
 - Explosive Ordinance can be removed from the agenda
9. Flag Lots & Shared Driveways

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- Dave handed out and reviewed Lenawee county regulations on private roads and driveways which gives the township more authority; Bridgewater should use this as a starting point
- Should add that the township can perform maintenance if property owners do not and bill residents on taxes, cost divided equally, the maintenance agreement should include vacant land
- We will add a new section for shared driveways in the zoning ordinance
- Residential driveways are different from shared driveways
- Suggestion that ‘Shared Driveways’ (5.12.3) be approved with the removal of the paving section and shared driveways for PUDs, site condos and subdivisions; shared driveways are only allowed for homes; removal of Madison Township references; remove reference to planning commission in section c.iv
- Will need portions of 5.12.1 – Definitions; private roads (remove sections c, d, e; do we need f?)
- Need to: get zoning compliance, lot split ordinance, add review of driveway maintenance agreement to fee schedule; application process similar to site condominium (section 1222, 1a)
- Need to amend flag lot ordinance (1208 A.3); the driveway must be centered in easement;
- Sally will provide a cost estimate of including the proposed changes into the current zoning ordinance to board
- Sally will write a draft upon board approval and present it to the planning commission in July, planning commission will review in July, could have a public hearing in August
- Motion to lay over Flag Lots & Shared Driveways until June meeting – Dave Faust
- Second to motion– Henry Jordan
- Vote - unanimous

10. Ordinance Review:

- Fred provided a copy of Sharon townships ordinances
- Dave will make copies and distribute with in the mailboxes by 19-MAY-08

11. Private Sewer:

- Should we accept county regulations for wastewater disposal system ordinance or should we adopt a more restrictive with conditional land use and deed restrictions such as the Ann Arbor or Sharon Township ordinances?
- Township can have a special assessment to cover cost of repairs if not properly maintained privately
- A private sewer plant is different than a communal drain field
- Need special assessment district and special land use
- Dave will call Doug Lewan - planner for Scio Township to find out about Scio Township sewer system
- Laurie will provide Freedom Township wastewater disposal system ordinance for review at the June meeting
- Everyone will review the different ordinances
- Discussed advantages and disadvantages of different systems and regulations
- Layover until June

Deleted: Sharon

12. Joint Planning Land Use

- Sally presented maps of future land use for Master Plan use
- Dave presented the Bridgewater Hamlet sewer district
- Mark Roby needs to update master plan maps with Bridgewater Hamlet sewer district into high density; high density is 5-8 units per acre
- Will move this up on the agenda for June meeting, after public hearing

Deleted: Riobie

Deleted: R3

Deleted: 7

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New business

Reports

13. SWWCOG

- No meeting to report on

14. ZBA

- No meeting to report on

15. Public Comment

- Mark gave a quick report on the trash collection day

16. Next meeting: June 9th at 7:30 P.M.

- Motion to adjourn – Mark Iwanicki
- Second to motion – Deb Corwin
- Vote – unanimous

Meeting adjourned at 10:58P.M.