

Bridgewater Township
Zoning Board of Appeals
Special Meeting and Public Hearing
May 19, 2009 – 7:00 PM
Bridgewater Township Hall

1. Call to Order: Chair

2. Roll Call: Theodore Sippel, Chair; David Horney, Vice Chair; Cynthia Carver, Secretary

3. Review agenda (*motion*)

4. Review of minutes of February 26, 2009 (Bennett, ZBA #09-02): (*motion*)

5. Close the meeting and open the Public Hearing (*motion*)

a. ZBA #09-03: R. L. Kent, Washtenaw County Parks and Recreation Commission (WCPARC)

b. Property: Parcel ID: Q-17-17-200-007, 71.89 acres known as the Ervin-Stucki Preserve and located west of the intersection of Clinton & Burmeister Roads, Bridgewater Township.

c. Affirmation of Notifications for this meeting (Secretary)

d. Review of status (Chair). The property, a flagpole lot, was purchased by the WCPARC to construct a complex permitting public parking at Clinton Road and then walking access through native wetlands to a riverside meadow as well as a deck with a view of a bend in the River Raisin. The parking lot, two boardwalks, and a viewing deck have been constructed. The WCPARC is requesting after the fact the following four variances:

(1) Location of the deck 30' from the north boundary instead of the 75' specified for the front setbacks of a flagpole lot. Note that an uncovered deck on a conforming structure can extend 10' into a required setback (Section 1605) and therefore be no less than 65' from the property line in this instance.

(2) Locations of the parking lot boundaries 14' from the north line and 10' from the south line of the easement instead of the required 25' on each side. Note that in the next request the converse distances are specified, i.e., 10' on the north and 14' on the south.

(3) Reduction of the dimensions of the parking lot greenbelts from the required 20' to, respectively, 10' on the north and 14' on the south.

(4) Planting in the greenbelts of native grasses and forbs (herbaceous flowering plants) instead of commercial trees and shrubs.

e. Discussion (Applicant and Board)

f. Public Comments

6. Close the Public Hearing and Re-open the Meeting (*motion*)

7. Board Decision on each variance request (*motions 1-4*)

a. Approve variance

c. Deny variance

b. Approve variance with conditions

d. Postpone for further deliberation

8. Public Comments

9. Other Business

10. Adjournment (*motion*)