

## Bridgewater Township Planning Commission Minutes - Approved

I. 8-Jun-15 meeting called to order 7:00 P.M. by Dave Horney

II. Roll Call

Cal Messing	Dave Horney	Mark Iwanicki
Ron Smith	Tom Wharam	

III. Citizen Participation

- None

IV. Review and Approve Agenda

- Motion to approve the agenda as amended – Ron Smith
- Second to motion – Cal Messing
- Vote – unanimous

V. Approval of Minutes

- Motion to approve minutes from 11-May -15 as presented – Ron Smith
- Second to motion – Mark Iwanicki
- Vote – unanimous

VI. Public Hearings

- None

VII. Old Business

A. Monastery site plan update

- Nothing new to report

B. Update forms for clerk/update fees – subcommittee report

- Rodney Nanney is working on the fillable pdf forms; should be available in a couple of days
- Zoning compliance application form is in the packet that was handed out by Rodney Nanney

VIII. New Business

A. Accessory dwelling presentation - Dennis Ruppert

- Mr. Ruppert explained his situation with the house built into the side of a hill
- Would like build an accessory house of about 500 square foot on the same property for he and his wife to live in while they sell the existing house to their son
- Another option would be to add onto the existing house; this would be difficult because of the location of the existing house in the side of a hill
- Might be able to adapt and move in to the detached garage or pole barn
- He would like to build a new building; they might have problems with the setbacks
- Currently own four acres; they could subdivide if all of the setbacks worked out
- Washtenaw County may be allow them to tap into current septic; would need a new well
- He doesn't think that there would be much additional work for the township
- Mark Iwanicki asked location; 14375 E Austin Rd, on the south side of Austin Road
- Rodney Nanney said that there are two problems with the proposal according to the current zoning ordinance; the minimum size of house is 100 sq. ft.; only one house per lot
- The zoning ordinance allows for a mother-in-law suite; it must be part of the existing house; cannot

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be walled off ; could be as simple as a hallway

- It must maintain characteristics of a single house
- Other communities have used a SLU with separate well and septic; a unit that can function on its own
- This often times turns into two rental units instead of one
- Is not a variance issue; would a use variance to double the number of units on the property; township cannot do that; must change the zoning ordinance
- Dave Horney asked if the SLU could be written as a non-rental, family only; Rodney Nanney said that can be enforced through the tax assessment; part of the assessor's job; this would affect the homestead exemption
- This is a significant capital investment so SLU cannot be temporary
- Rodney Nanney could supply draft set of regulation that establishes a separate standard for accessory buildings
- Dave Horney said that the distance between buildings, setbacks, etc. would still apply
- Rodney Nanney said most of the complaints would come from the neighbors, should look similar to the original building
- Rodney Nanney said that because Dennis Ruppert owns 4 acres that the density would be the same as current with regulation of 1 unit per 2 acre parcel
- Ron Smith asked why the 1000 sq ft minimum size house side; just to stop would be simple ordinance change
- Dennis Ruppert would like to do start in about 6 months
- Dave Horney would like to see how other townships handle this same situation
- Rodney Nanney will get some information about week prior to the next meeting

### B. Bridgewater Commons – Ron Finkbeiner

- Ron would like to change Bridgewater Commons from regular condos to site condos; separate properties because FHA loans are hard to get for regular condos
- Each person would own the building and take care of
- Still would have a common wall; attached units
- Good to have exterior taken care of by the condominium association
- Rodney Nanney explained what a site condo is
- Each unit would own a certain area of land as well as the common property
- Dave Horney asked about how damage done to the shell would be handled; Ron Finkbeiner said an attorney would have to get involved
- Ron Finkbeiner has talked to the attorney but not an engineer
- Rodney Nanney asked about installing single family units and/or rezone to PUD would add flexibility
- Dave Horney asked what the Planning Commission needs to do if we received a request in writing; Rodney Nanney said that the original site plan would have to be updated
- Rodney Nanney explained the differences between a condo, site condo and PUD

### C. Natural Resource Management / Stansley Application – Ross Mellgren

- Chip Tokar submitted to DEQ for an inland lake; one lake instead of two
- Ross Mellgren showed before and after proposals for the lake
- Bridgewater Township is supposed to get a notification of the requested change
- The DEQ still has to approve the changes

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- Ross Mellgren asked if there is a difference between new application or an amendment to the original application
- Rodney Nanney said that it should be treated as a new application
- Ross Mellgren asked if this would be under Ordinance 59; Ron Smith said that this will be all new
- Ron Smith stated that Bartlett Road will need to be updated due to the increased longevity of the extraction
- Ross Mellgren asked about pre-application meeting
- SMR is planning on submitting the new application for mineral extraction license next month
- Ron Smith brought up the consent agreement
- Ron Smith asked if any neighbors had objected; Ross Mellgren said that the Peltz's asked about the reclamation plan
- This changes the elevation of the lake will change
- Rodney Nanney said that we need a couple of weeks to review the site plan
- This will be considered a pre-application meeting

### IX. Communications

#### A. Report from Zoning Administrator – Rodney Nanney

- A report was provided and is on record

#### B. Report on 4-Jun-15 Board of Trustees meeting – Ron Smith

- The minutes were sent out to Planning Commission members and are on record

### X. Informational Items

- None

### XI. Public Comment

- None

### XII. Adjournment

- Next planning commission meeting is 13-Jul-15 at 7:00 P.M.
- Motion to adjourn – Dave Horney
- Second to motion – Mark Iwanicki
- Vote – unanimous

Meeting adjourned at 8:52 P.M.