

Bridgewater Township Planning Commission Minutes

1. 9-JUN-08 meeting called to order 7:35 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 new business to add review of chair position – Tom Wharam
 - Second to motion – Mark Iwanicki
 - Vote - unanimous
4. Review Minutes from 12-MAY-08:
 - Motion to approve minutes as amended – Dave Faust
 - Second to motion – Laurie Fromhart
 - Vote - unanimous
5. Public Comment:
 - None

Old Business

6. Zoning Enabling Act
 - Motion to reset public hearing for zoning enable act changes for 14-JUL-08 – Laurie Fromhart
 - Second to motion – Dave Faust
 - Vote – unanimous
 - Tom will send a notice to Cindy Carver to post; which includes the sections and articles for review.
 - Zoning Enabling Act can be removed from the agenda
7. Joint Planning Land Use
 - Most of current high density close to Clinton is swamp
 - Mark suggested that we leave the current areas as high density at Bridgewater Hamlet and by Clinton so it stays in master plan
 - Laurie believes that two high density areas are needed
 - Sally suggested high density close to US-12 and Clinton Road; medium density between ag and high density residential in Clinton
 - Current map make sense as shown (medium density suburban)
 - Discussed removing Multiple Family / Townhome from new map; there will be town houses when the economy improves; this is a regulated wetland
 - Dave talked with the owners of Bridgewater Farms about putting apartments close to Bridgewater Hamlet in place of Bridgewater Farms; they would be allowed to put a driveway across the drain by Kaiser Road
 - Discussed current Bridgewater sewer district and connections; more connects are need to support the system financially
 - Marked up a sewer use district map to make some of the current parcels in the hamlet high density; 5-8 units / acre; will change the are close to Clinton to General Commercial
 - Dave will talk to the property owners about the possibility of changing the current plan
 - Sally will talk to the Mark Roby about a new commercial zoning for mixed use
 - Sally will talk to the Mark Roby about rezoning around Clinton after Dave talks to property owners

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8. Flag Lots & Shared Driveways

- Sally will change the wording in the current zoning ordinance at a cost of not to exceed \$500.

9. Private Sewer:

- Discussed adopting the Freedom Township sewer ordinance
- Need a special assessment district; special land and maintenance agreement use for a private sewer
- Discussed talking to township engineer and township lawyer about a Private Wastewater Treatment plan for Bridgewater
- Dave will call and talk to OHM
- Everyone is to review the Ann Arbor, Freedom and Washtenaw county documents

10. Procedure Check List:

- Layover until July

11. Ordinance review:

- Motion to layover until completion of the master plan is complete – Laurie Fromhart
- Second to motion – Mark Iwanicki
- Vote – unanimous

New business

- Committee chair must be replaced before September meeting
- Election of a committee chair will be added to the July agenda

Reports

12. SWWCOG

- Wind power ordinances should be looked at
- Round table discussion
- Dave will ask board about payment and mileage for meetings

13. ZBA

- Henry was not present to present

14. Public Comment

- None

15. Next meeting: 14-JUL-08 at 7:30 P.M.

- Motion to adjourn – Laurie Fromhart
- Second to motion – Mark Iwanicki
- Vote – unanimous

Meeting adjourned at 10:05P.M.