

## Bridgewater Township Planning Commission Minutes - Approved

I. 10-Jun-13 meeting called to order 7:08 P.M. by Dave Horney

### II. Roll Call

Wes Cowden      ~~Cal Messing~~      Dave Horney  
Mark Iwanicki      Tom Wharam

### III. Citizen Participation

- None

### IV. Review and Approve Agenda

- Motion to accept the agenda as presented – Wes Cowden
- Second to motion – Dave Horney
- Vote – unanimous

### V. Approval of Minutes

- Motion to approve minutes from 13-May-13 as presented – Dave Horney
- Second to motion – Mark Iwanicki
- Vote – unanimous

### VI. Public Hearings

#### A. Mann SLU outdoor sales lot

- Motion to close the regular meeting and open the public hearing at 7:17 – Dave Horney
- Second to motion – Mark Iwanicki
- Roll call Vote – Wes –yes      Dave – yes      Mark – yes      Tom - yes
- Vic Mann has completed the application including paying the outstanding balance
- Ron Finkbeiner of 109 Joann Trail – has no problems
- Ron Finkbeiner asked what the application shortcomings were; Dave Horney explained what the shortcoming were; Rodney Nanney clarified these; the only outstanding item is space for emergency access; should ask fire chief for input
- Setbacks are not labeled, 50 feet from residence; Glen Mann of 10736 Koebbe Rd (representing Vic Mann) said that it was over 50 feet
- Motion to adjourn public hearing until the next regularly scheduled meeting in July – Dave Horney
- Second to motion – Wes Cowden
- Roll call Vote – Wes –yes      Dave – yes      Mark – yes      Tom - yes
- Wes Cowden asked where the cars would be; Glen Mann explain how many there would be and where they would be parked
- There could be a maximum of 86 cars, which is greater than have been stored in the past
- Rodney Nanney asked if there are overhead doors close to the cars; Glen Mann said there are doors but not close to the cars
- Need to talk with fire chief and mark setbacks on map and tax documents showing property line adjusted
- Only fence is on the north side of the facility

## Bridgewater Township Planning Commission Minutes - Approved

- Bill DeGroot asked about the changes to the property lines; Glen Mann said they were changed and registered about 15 years ago
- Bill DeGroot asked Glen Mann for tax records to verify the dimensions on the property; this could affect the setback requirement
- The zoning classification follows the property
- Rodney Nanney will update his report
- Dave Horney will ask the fire chief for approval of the layout within two weeks
- Glen Mann will provide the needed information within two weeks

### VII. Old Business

#### A. Master Plan discussion

- Have to update technical data; census, goal statements, the hamlet information, etc.
- Rodney Nanney suggests that the hamlet be all in one section
- Dave Horney said that the hamlet is small but does have the sewer
- \$22,000 to tap into the sewer plus monthly service fee
- Wes Cowden said that the cost could be changed to entice people to move to the hamlet; Bill DeGroot warned about the bond payments must still be met
- Rodney Nanney talked about ways to attract business to the hamlet
- Rodney Nanney suggested having people from the hamlet get together to discuss further the hamlet
- Rodney Nanney will put together what a planning meeting might look like for the July meeting
- Dave Horney will approach the board about the idea of meeting about the hamlet

#### B. Training Schedule

- Dave Horney would like to see some training on the new zoning ordinance
- Carl Macomber should be trained on the enforcement of the new zoning ordinance
- Administration/enforcement, site planning and public hearing/rezoning would each be a 15-30 minute training session, maybe held before the meeting
- Dave Horney will suggest to the board that Administration/enforcement be covered before the August planning commission meeting
- Bill DeGroot suggested that there be a posting stating that the training start at 6:00 PM with the regular meeting starting immediately following (not necessarily at 7:00 PM)

### VIII. New Business

- None

### IX. Communications

#### A. Report from Zoning Administrator – Carl Macomber

- Bill DeGroot talked with Carl, Mr. Enzer is going to move the office for the fireworks business to a trailer per the consent agreement

#### B. Report on 6-Jun-13 Board of Trustees meeting – Wes Cowden

- Wes Cowden reported on the highlights of the Board of Trustees meeting
- The minutes are on record

### X. Informational Items

Bridgewater Township Planning Commission Minutes - Approved

- None

XI. Public Comment

- None

XII. Adjournment

- Next meeting: 8-Jul-13 at 7:00 P.M.
- Motion to adjourn – Tom Wharam
- Second to motion – Dave Horney
- Vote – unanimous

Meeting adjourned at 8:37 P.M.

APPROVED