

Bridgewater Township Planning Commission Minutes - Approved

I. 8-Jul-13 meeting called to order 7:03 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 – Dave Horney
- Second to motion – Tom Wharam
- Vote – unanimous

V. Approval of Minutes

- Motion to approve minutes from 10-Jul-13 as presented – Mark Iwanicki
- Second to motion – Cal Messing
- Vote – unanimous

VI. Public Hearings

A. Mann SLU outdoor sales lot

- Motion to close the regular meeting and open the public hearing at 7:12 – Dave Horney
- Second to motion – Cal Messing
- Roll call Vote – Wes Cowden –yes Cal Messing– yes Dave Horney– yes
Mark Iwanicki – yes Tom Wharam- yes
- No public were present
- No representative of Mr. Vic Mann were present
- No updates were sent to the township
- Motion to close the public hearing – Wes Cowden
- Second to motion - Tom Wharam
- Roll call Vote – Wes Cowden –yes Cal Messing– yes Dave Horney– yes
Mark Iwanicki – yes Tom Wharam- yes
- The application is incomplete at this point
- The fire chief approved the layout
- Bill DeGroot talked about the options for Mr. Mann and for Bridgewater township
- Whereas after a public hearing was conducted in June and adjourned until July requesting the applicant to complete the application deficiencies identified by the planning commission during the June public hearing.
- Whereas after the planning commission in the July regular meeting re-opened the public hearing, the applicant failed to be present and did not provide information to complete the application per section seven of the township zoning ordinance.
- Therefore the planning commission takes the following action by findings of fact for the Vic

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Mann/Mann Enterprises special land use application request

- The application remains incomplete per section seven of the township zoning ordinance
- The applicant was notified of the specific items of information required to complete the application by township staff and township supervisor
- The township planning commission has confirmed that the applicant can comply with the zoning ordinance requirements and has chosen not to do so
- The applicant failed to appear at the July planning commission meeting with the complete additional required information per section seven of the township zoning ordinance after the applicant's representative committed to provide during the June commission meeting
- Therefore the planning commission hereby denies the Vic Mann/Mann Enterprises special land use permit application dated 29-Apr-13
- Motion made by – Cal Messing
- Second to motion - Wes Cowden
- Roll call Vote – Wes Cowden –yes Cal Messing– yes Dave Horney– yes
Mark Iwanicki – yes Tom Wharam- yes
- Vic Mann's only recourse at this time is either legal or wait a year
- Tom Wharam will forward the June approved meeting minutes and the July draft meeting minutes to Ron Smith

VII. Old Business

A. Master Plan discussion

- Rodney Nanney walked through the Outline talking about the new sections
- Rodney Nanney asked everyone to find information about the railroads in Bridgewater Township
- It was agreed that the style and format of the master plan are both good
- Rodney Nanney talked about the public discussion about the hamlet

B. Training Schedule

- Dave Horney talked about the training; administration and enforcement will be covered in the first session
- This will be set up for Monday 9-Sep-13 at 6:00 PM; planning commission meeting to follow
- This meeting needs to be posted

VIII. New Business

- None

IX. Communications

A. Report from Zoning Administrator – Carl Macomber

- No report

B. Report on 11-Jul-13 Board of Trustees meeting – Wes Cowden

- Wes Cowden could not report since the board meeting takes place after planning commission meeting this month, he did speak to what will likely be on the agenda

X. Informational Items

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- Dave Horney will inform Carl Macomber of the results of vote on the SLU

XI. Public Comment

- None

XII. Adjournment

- Next meeting: 12-Aug-13 at 7:00 P.M.
- Motion to adjourn – Dave Horney
- Second to motion – Mark Iwanicki
- Vote – unanimous

Meeting adjourned at 8:55 P.M.

APPROVED