

Bridgewater Township Planning Commission Minutes - Approved

I. 13-Jul-09 meeting called to order 7:33 P.M. by Laurie Fromhart

II. Roll Call

Chris Brown	Dave Faust	Laurie Fromhart
Dave Horney	Mark Iwanicki	Jeff Simkiss
Tom Wharam		

III. Citizen Participation

- Jolea Mull commented on the work being done on the updating of the long term land use

IV. Approval of Agenda

- Motion to accept agenda with modification to 'Old Business, Item B' from 'Zoning Ordinance' to 'Zoning Ordinance / FLU map' – Dave Faust
- Second to motion – Tom Wharam
- Vote - unanimous

V. Approval of Minutes from 8-Jun-08

- Motion to accept minutes as amended – Dave Faust
- Second to motion – Tom Wharam
- Vote - unanimous

VI. Public Hearings

- None

VII. Old Business

A. Ervin Stucki Preserve - Washtenaw County Parks and Recreation Commission - Final Site Plan Review

- Coy Vaughn and Richard Kent presented
 - DEQ approved second board walk
 - Regrading to remove dirt moved into wetlands is in process
 - Presented and walked through a written rebuttal to five points of the letter from Sally Elmiger
 - Variance for overlook was not granted by ZBA; could be a non-conforming structure
 - Have never seen full parking lot, still feel 6 spaces needed
- Sally Elmiger responded:
 - Overlook was not on variance so Planning Commission does not have authority to change the way we look at the structure
 - Sign is in AG district, so must be 48" high; could be 72" if in CP district (section 13.03) currently is 78"
- Marcus McNamara (Project Engineer, OHM Engineering) says that drain commission does not need to be contacted regarding the parking lot drainage
- Removal of fill eliminated one parking spot, added one spot at end. (This is shown on the new plan)
- There was discussion about the 5 points
- Must move, resize, get variance for or rezone property for sign
- Laurie Fromhart wants four parking spaces where there are currently have six. These are unmarked spots.
- ZBA has ruled (variance denied) that overlook structure must be moved or removed; currently is a

illegal non-conforming structure

- If do not agree with ZBA, must go to Circuit Court
- Jolea Mull commented on the boards interpretation of the preserve
- Dave Horney asked about moving sign into road right-of-way; cannot do this
- Issues are height of sign and north side setback of overlook
- Only action that can be done right now is remove excess fill from parking lot, required by MDEQ
- Dave Faust suggested conditional site plan approval excluding sign and overlook
- Motion to give conditional approval for final site plan dated 12-May-09 rev. 5 with the compliance of the ZBA decision, removal or relocation of the overlook, and the modification of the entrance sign, as referenced by Carlisle/Wortman letter dated 6-Jul-09 items numbered 1 and 6 – Dave Horney
- Second to motion – Dave Faust
- Vote – 4 for and 1 opposed

B. Zoning Ordinance / FLU map

- Township board is tabling the zoning ordinance changes and would like to update the land use map and update master plan
- Need a digital copy of the master plan
- Will start working on this next month
- Motion to table Zoning ordinance until next month – Dave Faust
- Second to motion – Dave Horney
- Vote – unanimous

C. PC Training

- Will need a special meeting for training, maybe 4th Monday of the month
- Start with Basic training

D. Conservation Preservation District Proposed Amendments

- Reviewed Fred Lucas responses to Article II
- Sally Elmiger will make the revisions that Fred Lucas wanted

VIII. New Business

A. Corporate Auto Exchange – Special Land Use Request – Determine if application is complete then set public hearing.

- The application fee has not been paid to date
- Laurie Fromhart will call the applicant

B. Discuss Meeting Time.

- After some discussion, the meeting time will stay at 7:30 for the time being

IX. Communications

A. Report on July 9, 2009 Board of Trustees meeting – Dave Faust

- Dave reported on the highlights of the board of Trustees Meeting
- The minutes are on record

B. Report on June 10, 2009 SWWCOG & MCJPC meetings – Laurie Fromhart

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- Laurie reported on the highlights of the SWWCOG & MCJPC Meetings
- The minutes are on record

C. Report on ZBA meeting – Dave Horney

- There was no June meeting.

D. Report from Zoning Administrator – Laurie Fromhart

- Laurie Fromhart reported on the comments from Carl Macomber
- The report is on record

X. Informational Items

- None

XI. Public Comment

- None

XII. Adjournment

- Next meeting: 10-Aug-09 at 7:30 P.M.
- Motion to adjourn – Dave Faust
- Second to motion – Dave Horney
- Vote – unanimous

Meeting adjourned at 9:55 P.M.