

Bridgewater Township Planning Commission Minutes - Approved

- I. 13-Jul-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; delete 8B – Ron Smith
 - Second to motion – Cal Messing
 - Vote – unanimous
- V. Approval of Minutes
 - Motion to approve minutes from 8-Jun-15 as presented – Ron Smith
 - Second to motion – Mark Iwanicki
 - Vote – unanimous
- VI. Public Hearings
 - None
- VII. Old Business
 - A. Monastery site plan update-WCRC
 - Received a response from WCRC; there are several items that need to be finished
 - The Planning Commission could approve the SLU without waiting for WCRC final approval
 - Should have final approval for the August meeting
 - B. Update forms for clerk/update fees – subcommittee report
 - Ron Smith spoke to the trustees at the board meeting
 - All of the updated forms are on the web site
 - Fees still need to be worked out; most likely will go with escrow charging system
 - Will remove the \$100 fee for a permit
 - Will charge by the hour for the cost of the service provided
 - The board will act on updating the fees next month
 - C. Accessory dwelling (detached, not meeting current ordinance)
 - Rodney Nanney presented a Better Homes & Gardens article which showed a shed turned into living quarters
 - Dave Horney talked about the Dearborn area where people turn small dwellings into living space; Rodney Nanney talked that Dearborn city council was looking into this; mostly due to parking concerns
 - Using a SLU would allow enforcement of rental property since the SLU could be revoked
 - Could require a report from the owner of how the property is being used
 - Dennis Ruppert asked what is likely to happen from here; Dave Horney said that the planning commission is not ready to take any action yet; Rodney Nanney said that the planning commission

- could request a article to review
- Ron Smith said the township does not want to take on the cost of changing the ordinance; Dennis Ruppert could pay the fees and force the issue
- Rodney Nanney explained that there is no urgency to changing the ordinance
- Rodney Nanney explained the pluses and minuses of renting of the second house
- Dave Horney said that we are not ready to move forward at this point

VIII. New Business

A. Chelsea Lumber site improvement

- Rodney Nanney walked through the site plan report; this is a non-conforming site
- The planning commission can approve site plan even though it non-conforming
- Rodney Nanney noted that the site plan is missing a third improvement in new application; Susan Bauer said that the building will be removed; this would be the third improvement
- Rodney Nanney indicated that we could use the same motion as April 2014
- Motion to approve the Chelsea Lumber Amended Site plan finding that the plan meets the following items of section 16.08.3:
 - Clean up or restoration of a blighted site (J) by removing the old building on the north side of the property
 - Building design or exterior facade improvements (D) by the new building
 - Loading improvements (E) by moving the lumber into the new building
 - Submittal of evidence of the retaining wall must not exceed six feet in height which can be a photo or a drawing by the end of the calendar year of 2015
 - Mark Iwanicki
- Second to motion – Cal Messing
- Roll Call Vote:
 - Ron Smith – yes Cal Messing - yes Dave Horney - yes
 - Mark Iwanicki - yes Tom Wharam - yes

~~B. GS materials application~~

- The completed Mineral Extraction License application will be turned in 14-Jul-15
- Rodney Nanney will review the application and generate a site plan review
- GS Materials is likely to appear next month

IX. Communications

A. Report from Zoning Administrator – Rodney Nanney

- A report was provided and is on record

B. Report on 9-Jul-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 10-Aug-15 at 7:00 P.M.
- Motion to adjourn – Dave Horney
- Second to motion – Ron Smith
- Vote – unanimous

Meeting adjourned at 8:4 P.M.

APPROVED