

Bridgewater Township Planning Commission Minutes - Draft

1. 14-JUL-08 meeting called to order 7:32 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 7b – Transportation module discussion – Dave Faust
- Second to motion – Laurie Fromhart
- Vote - unanimous

4. Review Minutes from 9-JUN-08:

- Motion to approve minutes from 9-JUN-08 without changes – Tom Wharam
- Second to motion – Dave Faust
- Vote - unanimous

5. Public Comment:

- Cindy Carver presented a letter to add “Best Interest of the Township” for ZBA approvals. This would include adding a hierarchy for appeals to the ZBA. The Zoning Enabling Act might regulate this action. Cindy asked that we review and look at this.
- Harold Felts, 10801 Fisk Road, explained that they currently own 3.8 acres and would like to purchase 10.8 acres behind to split in two to add two houses for a total of three houses on almost 15 acres. The ZBA would not approve this because there would be three houses on a single shared drive, which is currently not allowed by the Bridgewater Township Master Plan. Currently the first house can face Clinton Road. Proposed changes would have all three houses facing the easement.
- The ZBA is limited to approving what the Planning Commission lays out and the statutes regulate.

Old Business

6. Public Hearing - Zoning Enabling Act

- Sally presented the proposed changes to the Zoning Enabling Act.
- Opened the public hearing at 8:03 PM for public comment
- No public comment
- Closed the public hearing at 8:04 PM for public comment
- Motion to recommend to the township board to adopt amendments to the zoning ordinance (dated 10-MAR-08) based on the ZEA changed– Laurie Fromhart
- Second to motion – Dave Faust
- Vote – unanimous

7. Joint Planning Land Use

a. Discussion

- Dave talked to some Bridgewater hamlet property owners about the possibility of changing the current plan.
- The sewer district can be enlarged, the special assessment district cannot change; must allow current REU numbers (104 total); must keep accessed REUs. (<5).
- Water supply regulation is not a problem as long as there is water.
- Sally explained land use and zoning ordinance.
- For high density development, there must be sewer connections available
- Might add to Master plan an overlay district; i.e. In the hamlet, would consider a high density

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proposal in residential area. Might need a different district add to allow this for the Joint Planning Commission.

- The hamlet overlay should cover special assessment district and beyond; south and a little east.
- Must change Master Plan with permissions from adjoining communities.
- Sally will make draft up language after PC draws up map and special considerations.
- Sally will e-mail members a pdf of the Bridgewater hamlet future land use map.
- Dave will talk to Vic Mann, Ron Finkbinder and Farenteno about future development.

b. Transportation Module Discussion

- Discussed 'Manchester Community Joint Planning Area Future Non-Motorized Transportation Improvements' and Right-of-way Requirements.

8. Flag Lots & Shared Driveways

- Sally handed out and walked through the current zoning ordinance changes.
- Sally will update the document as per member suggestions.
- Sally will investigate the township corner lot description.
- Members will read through the changes and it will be discussed at the August planning commission meeting.

9. Private Sewer Ordinance

- Dave presented what he discussed with OHM.
- This will be laid over until the August meeting.
- Everyone is to review the Ann Arbor, Freedom and Washtenaw county documents

New business

10. Chair Position

- This will be laid over until the August meeting.

Reports

11. SWWCOG

- Member in attendance were all at the SWWCOG meeting.

12. ZBA

- Proposed land split for Felts was turned down.

13. Public Comment

- None

14. Next meeting: 11-AUG-08 at 7:30 P.M.

- Motion to adjourn – Dave
- Second to motion – Laurie Fromhart
- Vote – unanimous

Meeting adjourned at 10:43 P.M.