

Bridgewater Township Planning Commission Minutes - Approved

I. 10-Aug-15 meeting called to order 7:05 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; switch VII A & B - Dave Horney
- Second to motion – Ron Smith
- Vote – unanimous

V. Approval of Minutes

- Motion to approve minutes from 8-Jun-15 as presented – Ron Smith
- Second to motion - Cal Messing
- Vote – unanimous

VI. Public Hearings

- None

VII. Old Business

A. Monastery site plan update

- Rodney Nanney sent out a report
- Marcus McNamara; from OHM ran through his Final Site Plan Review
 - Must still get WCRC approval
 - Have to correct the grading and scale on the site plan, designed to maximum capacity, should design a little less, he has recommendations for monastery engineer, Arexki Mekhaldi
 - Flood plan limits should be shown as should tree removal and retention pond
 - All changes are minor
 - A report was provided and is on record
- Rodney Nanney walked through his Final Site Plan Report
 - The perimeter fence encroaches the right-of-way in order to go around the drain field
 - No landscape improvements are shown within the required landscape strip adjacent to the road right-of-way
 - There are minor changes that need to be made to the landscaping and screening
 - Replacement trees are required and must be shown on the site plan
 - No new landscaping along the road right-of-way; these satisfy the landscaping requirement; although they should consider removing poor quality trees and replacing with new trees
 - Need to show the transition buffer on north side of the property line
 - Landscaping installation and maintenance details are needed
 - Parking arrangement is acceptable
 - Exterior lighting needs to meet the lighting standard; need to see details
 - All changes are minor
 - A report was provided and is on record

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- In summary, can revise and resubmit site plan or approve upon these conditions being met
- All items to be changed are details
- Markus McNamara would like to see comments from all of the other concerned parties
- Stefena Romanov said that they would want to remove the old trees and planting new ones
- Motion to conditionally approval of the site plan upon meeting the conditions listed below:
 - Marcus McNamara's Final Site Plan Review;
 - Rodney Nanney's Final Site Plan Report;
 - Acceptance of the revised final site plan meeting the items changed as mention in the two reports. - Dave Horney
- Second to motion - Cal Messing
- Roll Call
 - Cal Messing – yes Dave Horney – yes Mark Iwanicki - absent
 - Ron Smith - yes Tom Wharam - yes
- Motion passes

- B. Update forms for clerk/update fees – subcommittee report
- Ron Smith said the fee schedule will be presented to the board in the September meeting

- C. Accessory dwelling (detached, not meeting current ordinance)
- Rodney Nanney has not completed the requested report
 - If it is a SLU, would need a public hearing

VIII. New Business

- A. GS materials application
- Ross Mellgren is working with DEQ on lake modeling and wet land delineation
 - GS Materials is still mining what is permitted
 - There have been no complaints about the operations
 - Marcus McNamara summarized his Review of Application for Mineral Extraction License
 - DEQ permits will drive the operation and phasing plan
 - 3 foot difference between the two lakes
 - Wet land impacts
 - GSM owned parcel is under consent, Crego Trust property is under ordinance 59; may want to leave this way
 - Two distinct ownerships with different setback issues
 - Rodney Nanney summarized his Mineral Extraction License Report
 - The application is missing some required information based upon Ord. No. 59; assuming that this would be one project
 - Additional berms will have to be clarified on plan
 - There are several CAD issues; i.e. the wetland area markings need to be cleaned up
 - A public hearing is required
 - Reclamation costs per acre; Marcus suggested that costs be listed as part of permit review; should have the applicant propose a value
 - Ron Smith brought up the point of the 20 year road which is 16 years into it's life; the next 20 years need to be considered
 - Rodney Nanney mentioned the plans should be on 24" x 36" sheets
 - Scale should be 1:50

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- Info missing from site inventory; i.e. fencing
- Should include the consent agreement in Appendix 1
- Would like a description of which direction moving (1 or 2 parcels)
- Berm height needs to increase
- Need an end use of property in reclamation report
- Listed the six criteria needed from the Ord. No. 59, Sec. 8 when approving an application
- Have 180 day deadline to accept or reject the application
- Should set a public hearing date
- Revised application should include the road improvements
 - Motion to set the public hearing for the Mineral Extraction License Application approval for Monday,12-Oct-15 – Tom Wharam
 - Second to motion - Dave Horney
 - Vote – unanimous
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B. Fair Housing regulations update

- Rodney Nanney summarized the new administrative rule
- This affects communities that accept block grant money
- Bridgewater township should not be affected
- Needs to add to next master plan update

IX. Communications

A. Report from Zoning Administrator – Rodney Nanney

- A report was provided and is on record

B. Report on 2-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 14-Sep-15 at 7:00 P.M.
- Motion to adjourn – Dave Horney
- Second to motion – Tom Wharam
- Vote – unanimous

Meeting adjourned at 9:00 P.M.