

Bridgewater Township Planning Commission Minutes - Approved

1. 11-AUG-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 9 – a. election of vice chairperson, b. election of ZBA representative; move 10a to after 5 – Laurie Fromhart
- Second to motion – Dave Faust
- Vote - unanimous

4. Review Minutes from 14-JUL-08:

- Motion to approve minutes as amended – Laurie Fromhart
- Second to motion – Dave Faust
- Vote - unanimous

5. Public Comment:

- Sharon & Rick Ervin, 10315 Clinton Rd. voiced their concern over the definition of ‘preserve’ as viewed by the Washtenaw County Parks and Recreation (WCPR). The Ervin Preserve was supposed to be left as it was with the only additions being a parking lot and a mowed path. Now there is a driveway, parking lot, boardwalk and observation deck. They felt that the WCPR needs to be held accountable for what they do. Laurie expressed concern about the actions taken by WCPR.
- Jolea, 11430 Clinton Rd, commended Laurie on running for Treasurer, Dave for winning new term as Trustee.

6. Washtenaw Count Park

a. Ervin preserve boardwalk site plan

- Coy Vaughn and Richard Kent of the WCPR presented the Stucki Conservation Preservation District and Ervin Agricultural Area map. WCPR purchases land of high quality by the River Raisin. The WCPR normally only paves the approach and installs a gravel parking lot. Richard Kent stated that the Natural Areas Ordinance # 128 requires that a boardwalk be installed for public access. Richard Kent explained that even though he said before that no changes would be made; WCPR had to do what is best for public access. WCPR got rezoning permission from Bridgewater in December. Worked with zoning administrator (Carl Macomber) to get approval for all requirements. WCPR did not have a site plan review. Richard Kent stated that Carl Macomber approved what was done by the County.
- Originally purchased to protect the rivers edge. WPRC hired a naturalist to pick a spot for the observation towers. There was originally a crossing for the River Raisin on the property which is now unusable. WPRC would like to have another for easy movement between the Stucki property to the Ervin property.
- Sally mentioned section 1225 of the Master Plan on preliminary and final site reviews. This would need a public hearing. Richard said that other townships often waive formal reviews since they are government entity and do whatever is asked for by the zoning administrator.
- Rick Ervin asked about setbacks from the line fences. Front setback is 75’; side setback is about 10’. Parking lot is 14’ from side.
- The second portion of boardwalk through the wetland and the observation deck are not on the DEQ permit. Richard has called DEQ to get the permit amended.

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- There will be a parking lot for Stucki preserve off of Austin Road. Have about 10 - 12 preserves; 6 have parking lots.
- Bike paths are not allowed; only pedestrian paths. DEQ approved a 8' boardwalk, WPRC built the boardwalk only 6' wide. Tread is 6', total width is 8'
- Jolea asked Richard to provide a list of the townships which gave the WCPR administrative review. **Richard will provide.**
- Dave asked about building permits. Richard said they did not get one; but all construction was safe.
- The boardwalk is floating; observation deck is permanent. **Sally will investigate if these are considered 'structures'**. Only allowed structures in conservation districts are homes for the caretakers.
- The same procedures must be followed by everyone. WPRC will have to follow Bridgewater Township ordinances
- The township site plan only shows a parking lot and fence.
- All construction has been completed.
- Normal fee is \$2000; normal late fee is \$4000. Need twelve copies of site plan for review. Follow section 1225 in township ordinance.
- If the township does not approve the site plan; the boardwalk and observation tower will have to be removed.
- Planning Commission members reviewed the township ordinance in regards to what is allowed.
- The parking lot is supposed to be closed and chained at dusk.
- The township board must determine the fee.
- **Dave will talk to Carl Macomber about what was said.**
- **Jolea will talk to Dale about permits.**

Old Business

7. Joint Planning Land Use

a. Discussion

- Sally explained about the high density overlay (on top of the current medium density zoning).
- The R3 designation is proposed high density residential (5-8 dwelling units / acre).
- The medium density village residential is proposed medium density residential (up to 4 dwelling units / acre).
- DEQ will not approve more connects over 104 until there are a year of clean samples on the current plant.
- Talked about how to the procedure for updating the master plan. We can now send the adjoining townships a link to new master plan instead of sending them a printed copy.
- Worked through and marked up large Bridgewater hamlet future land use map to show the proposed high density overlay.
- Talked about drawing a circle from the center of the commercial district and making the sewer district high density residential. The latter would be very logical and defensible.
- **Sally will update the Bridgewater hamlet future land use map and present it at the next meeting.**

b. Transportation Module Discussion

- All members have already submitted their changes.
- Joint planning will work on overlays after the natural features module.

8. Flag Lots & Shared Driveways

a. Review

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- Sally handed out and walked through the updated zoning ordinance changes for shared driveways.
- Laurie expressed concern over a shared drive off of a private drive.
- **Sally will remove this from the changes.**

- Motion to accept the revisions for flag lots and shared driveways as discussed tonight; revision 11-AUG-08 – Laurie Fromhart
- Second to motion – Dave Faust
- Vote – unanimous

- Motion to set a public hearing for OCT-08 meeting for flag lots and shared driveways – Laurie Fromhart
- Second to motion – Dave Faust
- Vote – unanimous

- **Tom will send the public meeting notice to Cindy Carver.**

9. Private Sewer Ordinance

a. Review Material

- Tom suggested adopting freedom townships ordinance verbatim.
- Dave suggested that the township lawyer, Fred Lucas review the document.
- Laurie will send an electronic copy to Fred for review for defensibility and coordination with existing ordinance.

New business

10.

a. Chair Position

- Dave Faust resigned from chairperson position due to Planning Enabling Act
- Motion to elect Laurie Fromhart as chairperson – Tom Wharam
- Second to motion – Deb Corwin
- Vote – unanimous; Laurie abstained

b. Vice-Chair Position

- Motion to elect Dave as vice chairperson - Tom Wharam
- Second to motion – Deb Corwin
- Vote – unanimous; Dave abstained

c. ZBA Position

- Motion to layover ZBA rep. election until next month – Tom Wharam
- Second to motion – Deb Corwin
- Vote – unanimous; Dave abstained

- Henry Jordan has resigned from the Planning Commission.
- **Tom will contact Chris Brown to find out why he is not coming to the meetings.**

Reports

11. SWWCOG

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- No meeting.

12. ZBA

- No report.

13. Public Comment

- None

14. Adjourn

- Next meeting: 8-SEP-08 at 7:30 P.M.
- Motion to adjourn – Deb Corwin
- Second to motion – Laurie Fromhart
- Vote – unanimous

Meeting adjourned at 10:42 P.M.

APPROVED