

AGENDA  
BRIDGEWATER TOWNSHIP BOARD OF TRUSTEES  
Date September 3, 2015 7:00 p.m.

CALL TO ORDER / PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION

Public Comment: Any person shall be permitted to address a meeting of the Township Board.

Public comment shall be carried out in accordance with following board rules and procedures:

1. Comments shall be directed to the board, with questions directed to the chair.
2. Any person wishing to address the board shall state his or her name and address.
3. Persons may address the board on matters that are relevant to Township government issues.
4. No person shall be allowed to speak more than once on the same matter, excluding the time needed to answer board member's questions. The chair shall control the amount of time each person shall be allowed to speak.

APPROVE MINUTES: August 6, 2015 Regular Meeting

REVIEW AND APPROVE AGENDA

PUBLIC-SAFETY REPORT

REPORTS & CORRESPONDANCE

1. Treasurer's Report
2. Clerk's Report
3. Supervisor's Report
4. Trustees' Reports
5. Written Reports: Zoning Administrator Report, Assessor Report, Planning-Commission Minutes

REGULAR AGENDA

1. Financials, Approve Disbursements
2. Parking Lot Discussion
3. Cemetery Discussion
4. Decriminalization Bureau Discussion
5. Zoning Fees Discussion

CITIZEN PARTICIPATION

ADJOURN

Upcoming Meetings and Events:

Township Planning Commission: September 14, 2015, Bridgewater Township Hall, 7:00 p.m.

Township Board of Trustees: October 2, 2015 Bridgewater Township Hall, 7:00 p.m.

Southwest Washtenaw Council of Governments: TBA, 7:30 p.m.

**BRIDGEWATER TOWNSHIP  
BOARD OF TRUSTEES MEETING  
MINUTES OF MEETING  
THURSDAY, JULY 9, 2015**

**I. CALL TO ORDER**

The regular monthly meeting of the Bridgewater Township Board of Trustees was called to order by Supervisor Smith at 7:05 p.m. followed by the pledge of allegiance to the flag at Bridgewater Township Hall, 10990 Clinton Road, Manchester, MI.

Present: Supervisor Ronald Smith, Clerk Laurie Fromhart, Treasurer Michelle McQueer and Trustee David Faust.

Absent: Trustee Geoffrey Oliver.

Attendance: 4

**II. CITIZEN PARTICIPATION**

A resident expressed concern regarding the impact to our local roads from the Rover Pipeline project and informed the Board that the Township can be compensated if it negotiates early with them.

**III. APPROVAL OF MINUTES**

**Smith moved to approve the June 4, 2015 meeting minutes as drafted. Faust seconded the motion which was adopted unanimously.**

**IV. REVIEW AND APPROVE AGENDA**

**Smith moved to approve the agenda as amended with the addition of item #8 Newspaper of Record. McQueer seconded the motion which was adopted unanimously.**

**Public Safety Report**

The Sheriff's Department submitted a written report to the Board for law enforcement activities for the month of May 2015.

**V. REPORTS AND CORRESPONDANCE**

**A. Treasurer's Report**

McQueer submitted a written report to the Board.

**B. Clerk's Report**

Fromhart reported she posted the new zoning applications and freedom of information act forms on the Township website, the Township audit is scheduled for August 3<sup>rd</sup> and a possible county-wide renewal millage for the 800 MHz project may be scheduled for the November election. Fromhart also reported she received notice from the Township's vendor Paychex that receipt of payroll packages may be delayed due to changes with the U.S. postal service. Fromhart noted payroll packages are mailed to her home office which include monthly, quarterly, and year-end reports which are records of the Clerk's office and declined to have them mailed directly to the Treasurer's office per her request. Fromhart agreed instead to separate the monthly paychecks from the payroll packages and deliver them directly to the Treasurer's office for disbursement.

**C. Supervisor's Report**

Smith reported WWTP construction work is almost complete on modifications to the first clarifier and work is scheduled to begin soon on modifications to the second clarifier. Smith noted there is still a problem with the skimmers and the plant operator is taking remedial measures to correct the problem. Smith also noted the

WWTP is meeting its permit limits however the weather has not been really hot and a lot of water has been flowing through the plant due to all of the rain. Smith reported on the status of a property boundary dispute in the hamlet and indicated there is nothing the Township can do until proper forms are filed with the Township assessor. Smith also reported a Rover Pipeline meeting is scheduled for July 14th at 10:30 a.m. at Dexter Township hall.

**D. Trustees' Report**

No report.

**E. Written Reports**

Board packets included reports from the Zoning Administrator and Planning Commission.

**VI. PRIORITY BUSINESS**

**A. Approve Disbursements from June 5, 2015 through July 9, 2015**

**Smith moved to pay the monthly bills from the general and sewer funds in the total amount of \$16,768.99. Faust seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, McQueer yes, Smith yes. Motion passed.**

**B. Road Projects**

The Board discussed the condition of Township roads and potential road projects and agreed to have the Supervisor request that Boettner Road be added to the WCRC's capital improvement plan.

**C. Auditor Commitment Letter**

**Smith moved to accept Philip R. Rubley, C.P.A. commitment letter for the audit of the Township's financial statements for fiscal year ending March 31, 2015. McQueer seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, McQueer yes, Smith yes. Motion passed.**

**D. Fee Discussion (Permit)**

Smith reported he discussed the zoning compliance fee with the new Zoning Administrator and recommended that the Board eliminate the \$100 fee. The Board discussed current fees and if they are reasonable and reflect actual costs incurred by the Township. The Supervisor suggested charging nominal fees with escrows established for most projects. Fromhart expressed concerned about placing all fees in escrow that would require billing for the Township's time creating more administrative work. The Board agreed to have the Supervisor and Clerk review the fee schedule and present a proposal in September.

**E. Decriminalization Ordinances**

The Board reviewed and discussed the proposed civil infractions and decriminalization ordinances. **Fromhart moved to adopt Bridgewater Township Municipal Civil Infractions and Municipal Civil Infractions Bureau Ordinance #69 as amended changing Manchester Enterprise to The Sun Times News under certification of adoption and publication. McQueer seconded the motion which was adopted unanimously. Fromhart moved to adopt Bridgewater Township Decriminalization Ordinance #70 as amended changing Manchester Enterprise to The Sun Times News under certification of adoption and publication. McQueer seconded the motion which was adopted unanimously.**

**F. Cash Receipt Policy**

Fromhart proposed amendments to the Township's cash handling and receipting policy adding the Clerk and eliminating the petty cash provision. **McQueer moved to adopt the amended Cash Handling and Receipting Policy as presented. Smith seconded the motion which was adopted unanimously.**

### **G. Attorney Bill**

Fromhart reported she received numerous invoices from Lucas on June 30<sup>th</sup> and requested the invoices be placed on the Board's agenda for review and discussion. Fromhart reported it has been an ongoing problem receiving bills from Lucas on a monthly basis. Fromhart noted she emailed Lucas on March 19<sup>th</sup> advising that the Township's fiscal year ends March 31<sup>st</sup> and that any outstanding invoices for services be received in her office no later than March 27<sup>th</sup>. Fromhart reported the current invoices include billing dating back to the Township's last fiscal year. Fromhart indicated when bills are so delinquent it takes more administrative time to review and has found that the Township has been double billed in the past. Fromhart also reported the last time Lucas billed the Township for services dating back to the previous fiscal year he gave the Township a credit for those charges. McQueer suggested sending a letter to Lucas advising him that the Township expects to be billed on a monthly basis with certain perimeters or for the Board to consider pursuing a retainer agreement for services. **McQueer moved to add invoice charges from Fred Lucas's firm in the amount of \$1670 to the account payables for July. Faust seconded the motion. Roll Call Vote: Faust yes, Fromhart no, McQueer yes, Smith yes. Motion passed.**

### **H. Newspaper of Record**

Fromhart reported that Washtenaw Now is no longer publishing public notices effective June 25, 2015 and requested the Board approve The Sun Times as the Township's official newspaper of record. **Fromhart moved to approve The Sun Times News as the Township's official newspaper of record. Smith seconded the motion which was adopted unanimously.**

### **VII. CITIZEN PARTICIPATION**

A resident commented that another resident complained to her that the property owner on Michigan Avenue just brought in another trailer load of junk.

### **VIII. ADJOURNMENT**

**Smith moved to adjourn the meeting at 8:55 p.m.**

Respectfully submitted,  
Laurie Fromhart  
Bridgewater Township Clerk

**BRIDGEWATER TOWNSHIP  
BOARD OF TRUSTEES MEETING  
MINUTES OF MEETING  
THURSDAY, AUGUST 6, 2015**

**I. CALL TO ORDER**

The regular monthly meeting of the Bridgewater Township Board of Trustees was called to order by Supervisor Smith at 7:05 p.m. followed by the pledge of allegiance to the flag at Bridgewater Township Hall, 10990 Clinton Road, Manchester, MI.

Present: Supervisor Ronald Smith, Clerk Laurie Fromhart and Trustee David Faust.

Absent: Treasurer Michelle McQueer and Trustee Geoffrey Oliver.

Attendance: 2

**II. CITIZEN PARTICIPATION**

A resident asked about the WCRC work being performed on Schwab Road and if it included an application of limestone.

**III. APPROVAL OF MINUTES**

**Smith moved to approve the July 9, 2015 meeting minutes as amended. Faust seconded the motion which was adopted unanimously.**

**IV. REVIEW AND APPROVE AGENDA**

**Smith moved to approve the agenda as amended removing item #4 Parking Lot Discussion. Faust seconded the motion which was adopted unanimously.**

**Public Safety Report**

The Sheriff's Department submitted a written report to the Board on the law enforcement activities for the month of June 2015.

**V. REPORTS AND CORRESPONDANCE**

**A. Treasurer's Report**

McQueer submitted a written report to the Board.

**B. Clerk's Report**

Fromhart reported the Washtenaw County Board of Commissioners voted to move the 800 MHz project millage renewal proposal to the March 2016 election and have suspended the .5 mill proposal for roads indefinitely, however, Saline Area Schools have called for a special election in November for a bonding proposal.

**C. Supervisor's Report**

Smith reported on the progress of the modifications to the clarifiers at the WWTP.

**D. Trustees' Report**

Faust reported he still needs information for the air relief structure on Parker Road and the grinder pump tub for Nelson's feed store is cracked but there is too much water coming in from an unknown source and needs to be shut off before the tub can be fixed or replaced.

**E. Written Reports**

Board packets included reports from the Assessor, Zoning Administrator, and Planning Commission.

## **VI. PRIORITY BUSINESS**

### **A. WC Consortium for Solid Waste Management**

**Smith moved to continue Washtenaw County Consortium for Solid Waste Management membership and pay the membership dues for 2015 in the amount of \$75. Fromhart seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, Smith yes. Motion passed.**

### **B. Approve Disbursements from July 10, 2015 through August 6, 2015**

**Smith moved to pay the monthly bills from the general and sewer funds in the total amount of \$27,886.70. Faust seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, Smith yes. Motion passed.**

### **C. Decriminalization and Civil Infraction Ordinances**

**Fromhart reported non-zoning/police power ordinances have to be adopted by roll call vote. Fromhart moved to adopt Ordinance #69 Bridgewater Township Municipal Civil Infractions and Municipal Civil Infractions Bureau Ordinance. Smith seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, Smith yes. Motion passed. Fromhart moved to adopt Ordinance #70 Bridgewater Township Decriminalization Ordinance. Roll Call Vote: Faust yes, Fromhart yes, Smith yes. Motion passed.**

## **VII. CITIZEN PARTICIPATION**

There were no public comments.

## **VIII. ADJOURNMENT**

**Smith moved to adjourn the meeting at 7:52 p.m. Faust seconded the motion which was adopted unanimously.**

Respectfully submitted,  
Laurie Fromhart  
Bridgewater Township Clerk



# WASHTENAW COUNTY OFFICE OF THE SHERIFF



JERRY L. CLAYTON  
SHERIFF

2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ OFFICE (734) 971-8400 ♦ FAX (734) 973-4624 ♦ EMAIL [sheriff@ewashtenaw.org](mailto:sheriff@ewashtenaw.org)

MARK A. PTASZEK  
UNDERSHERIFF

August 7, 2015

Ron Smith  
Bridgewater Township Supervisor  
10990 Clinton Rd  
Manchester, MI 48158

Dear Mr. Smith,

Attached you will find the July report for service provided by the Washtenaw County Sheriff's Office to Bridgewater Township. The report shows specific information, with comparison to previous years, for time spent by position, traffic enforcement, total calls for service (including MSP), and deputies under contract from other jurisdictions responding into Bridgewater Township.

In Summary, Bridgewater Township had 23 calls for service for the month of July. Of the 23 calls the Michigan State Police responded to 4. The Sheriff Office responded to 1 call, 18 calls were administratively cleared this month with no police response. In general these calls are typically: BOL's (Be on the Lookout), ambulance requests transferred to Huron Valley Ambulance, cancelation of call due to other resolution, example, alarm company cancels due to home owner request.

Please contact me at [kingl@ewashtenaw.org](mailto:kingl@ewashtenaw.org) or 734-994-8104 if you should need further information or clarification or wish to have this information in electronic form.

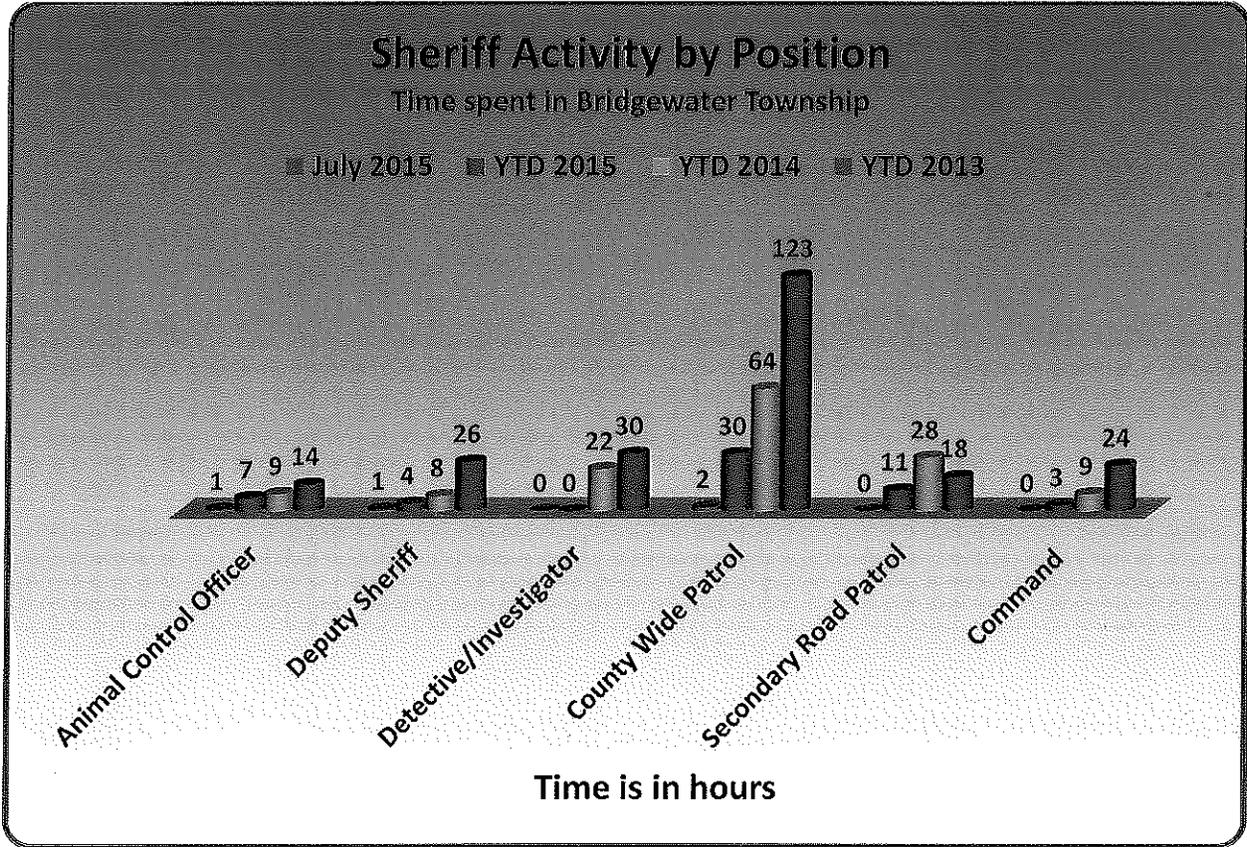
Respectfully,

Lisa King  
Lieutenant Western Operations



# Washtenaw County Sheriff's Office

Bridgewater Township Services—July 2015



**Animal Control Officer:** County funded animal control officer responding to complaints involving domestic animals or wild animals that have been domesticated.

**Deputy Sheriff:** Deputies under contract by another jurisdiction who perform law enforcement duties in non-contract areas.

**Detective/Investigator:** County Funded detectives/investigators who have additional training, experience, and equipment to perform higher level law enforcement duties.

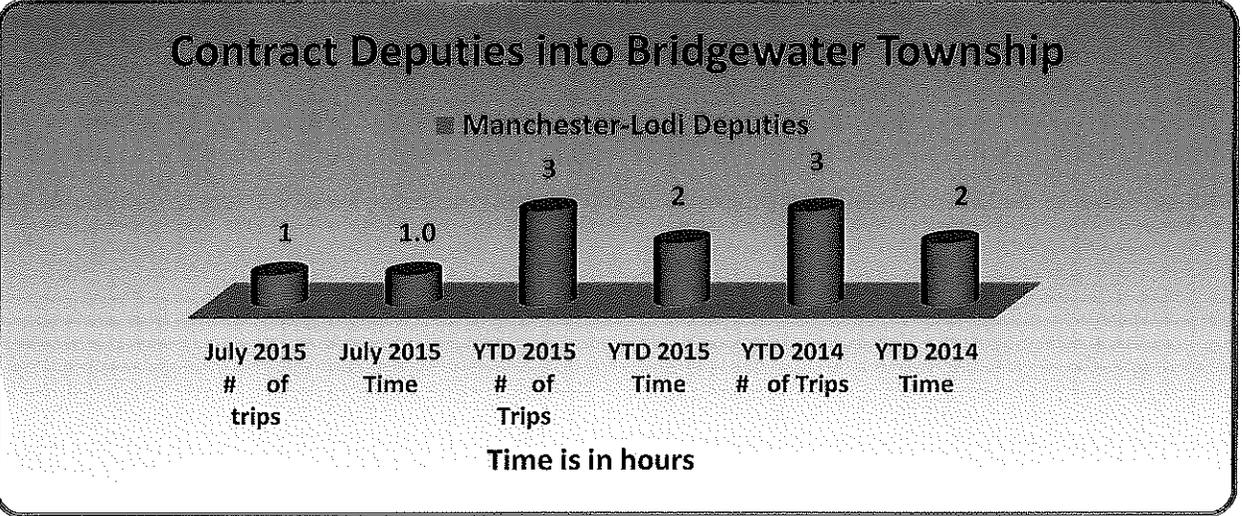
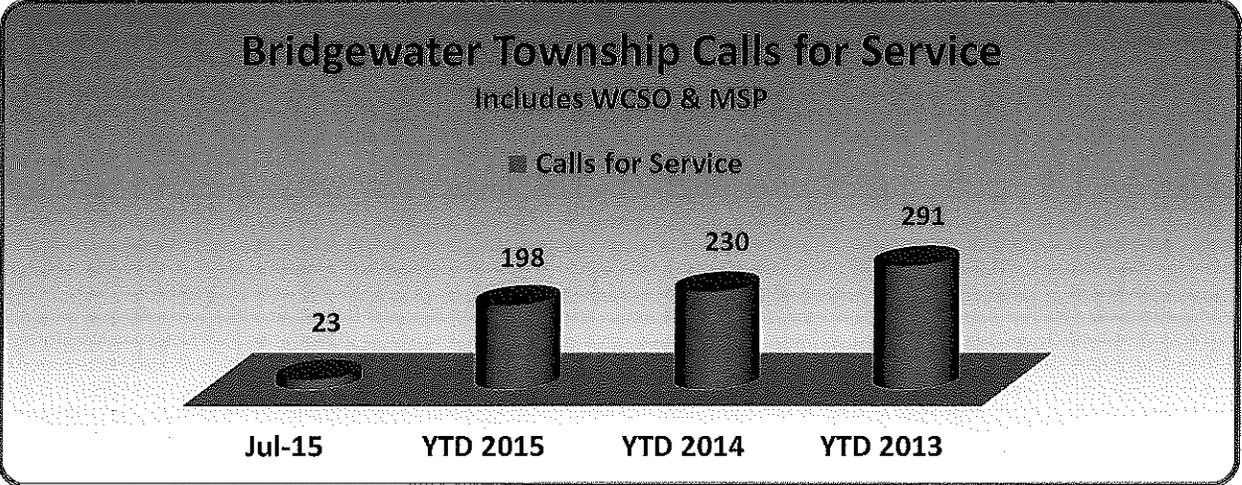
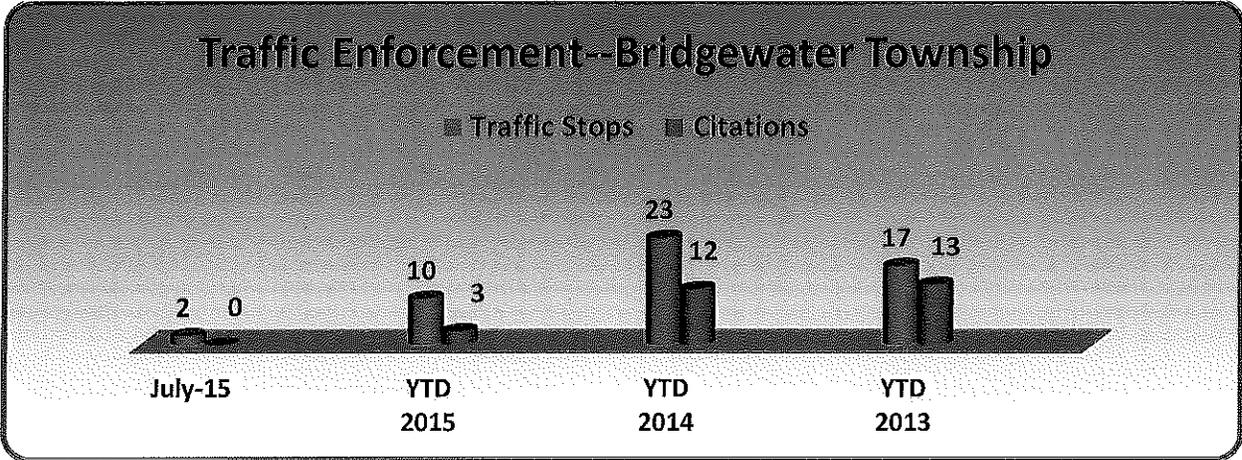
**County Wide Patrol:** County funded county wide road patrol deputies who primarily perform law enforcement duties in non-contracting areas.

**Secondary Road Patrol:** A partially funded grant to provide traffic enforcement on secondary roads throughout the County. Respond to and investigate traffic related incidents on secondary roads. On call investigators for serious injury and fatal motor vehicle crashes.

**Command:** Road patrol sergeants who supervise the above staff. Manages on duty staffing and coordinated on scene police response.



**Washtenaw County Sheriff's Office**  
**Bridgewater Township Services—July 2015**



# Bridgewater Township

## Zoning Administrator Report

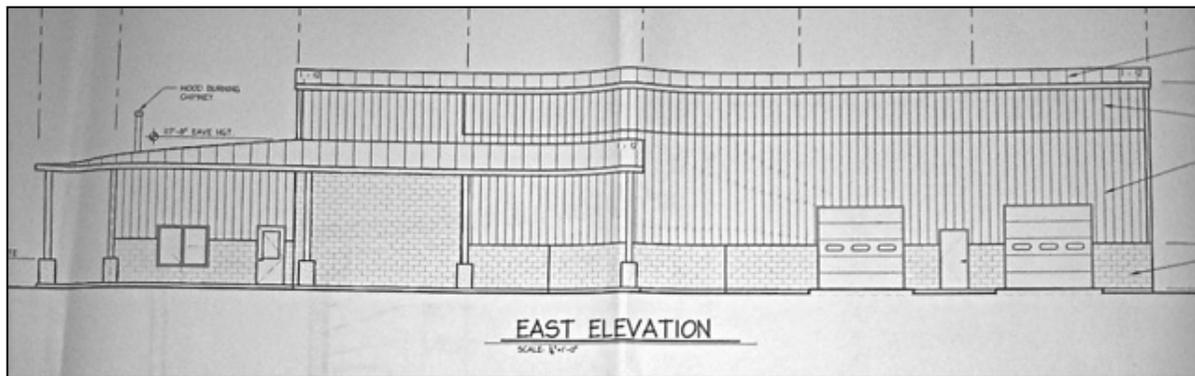
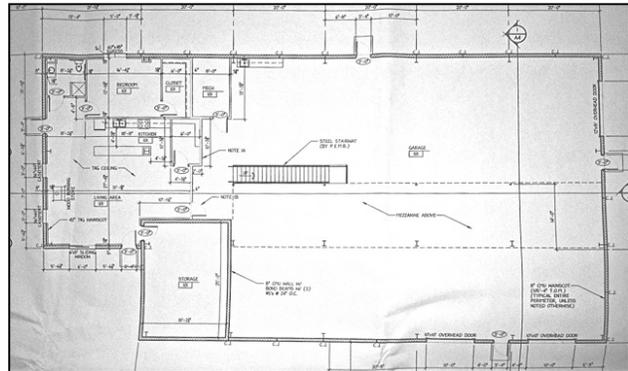
June 2015

Prepared by: **Rodney C. Nanney, Zoning Administrator**

During this month, the following zoning compliance certificate application was received, reviewed, and acted upon. Also included below is a summary of other ordinance enforcement and administration-related activities:

### Zoning Compliance Certificates:

1. **Zoning Compliance Certificate – Jeff Simkiss (10782 Lima Center Road, Manchester).**  
Application for approval of a new 16.5-foot by 33-foot outdoor swimming pool in the rear yard. Conforms to all dimensional and lot requirements for the zoning district. Approved 7/31/2015.
2. **Zoning Compliance Certificate – Eden Home, Inc. (10490 Hogan Rd., Manchester).**  
Application for approval of a new, 7,143 square-foot building (see below) on a 60.25-acre parcel in the AG District, including approximately 1,500 square-feet of living area (kitchen, great room, one bedroom, and one full bath) attached to approximately 5,600 square-feet of high bay interior storage and a mezzanine. The application was found to be not in compliance with applicable Zoning Ordinance standards. The applicant was notified of the denial by letter on 7/25/2015 (copy attached). I understand from subsequent phone conversations that the applicant's architect is in the process of revising the plans.



### Ordinance administration:

3. **Telephone calls and emails.** Received numerous telephone calls and several emails from residents, realtors, and contractors seeking information regarding zoning requirements related to new home construction, land division and development options for 62 acres of land on US-12 (referred land division questions to the Twp. Assessor), pole barn and deck construction, and requirements for locating a landscaping business in the Township.

**Bridgewater Township**  
**Zoning Administrator's Report**  
**June 2015**  
**Page 2 of 2**

Please contact me at (734) 483-2271 or via email at [Rodney@BuildingPlace.net](mailto:Rodney@BuildingPlace.net) if you have any questions about this information. Thank you.

Respectfully submitted,

**Rodney C. Nanney**  
Zoning Administrator

# BRIDGEWATER TOWNSHIP

**Rodney C. Nanney**  
**Zoning Administrator**  
P.O. Box 464  
Whitmore Lake, MI 48189

July 25, 2015

Krieghoff-Lenawee Co.  
Attn. Brent  
P.O. Box 100  
Adrian, MI 49221

VIA EMAIL

**Subject: Denial of zoning compliance for the proposed building construction at 10490 Hogan Road.** (Parcel No. Q-17-18-300-011)

Dear Brent:

We have completed our review of the zoning compliance application for a new 7,143 square-foot building on a 60.25-acre parcel in the AG (General Agriculture) zoning district, located in the southwest ¼ of Section 18 of Bridgewater Twp. The proposed building includes approximately 1,500 square-feet of living area (kitchen, great room, one bedroom, and one full bath) attached to approximately 5,600 square-feet of high bay interior storage and a mezzanine. Based on my calculation, it appears that the living area occupies approximately 21% of the total floor area.

**I have reviewed the application for compliance with the Bridgewater Twp. Zoning Ordinance, and have determined that the proposed building cannot be approved at this time for the following reasons:**

- (1) **The exterior wall materials and roof design do not conform to the minimum standards that apply to all new single-family dwellings in the Township.** Section 5.207.5. states, *“Each dwelling shall be aesthetically compatible in design and appearance with housing in the neighborhood and other single-family dwellings in Bridgewater Township. Compatibility shall be determined according to the following standards:*
  - *Exterior walls shall be finished with natural or simulated natural materials, common to single-family dwellings in the Township, such as but not limited to beveled siding, vertical siding, board and batten siding, or brick.*
  - *Roof designs and roof materials shall be similar to those commonly found on dwellings in the Township. The dwelling shall also have a roof drainage system which will collect, and concentrate the discharge of, roof drainage, and will avoid roof drainage along the sides of the dwelling.”*

The appearance of this building is very similar in character to a warehouse building suitable for an industrial zoning district. It is my determination as Zoning Administrator that the proposed dwelling is not aesthetically compatible, based on Section 5.207.5.

- (2) **The relationship between the dwelling and attached accessory structure does not conform to the Zoning Ordinance’s land use standards.** Nearly 80% of the building’s floor area consists of high bay interior storage, making this the dominant use of the property. The one-bedroom dwelling unit attached to the rear of the storage building appears to be an accessory or secondary land use. Warehouses and non-farm indoor storage are not allowable principal uses in the AG District [see Article 4.0 (Land Use

Table)], and it is my determination as Zoning Administrator that the proposed high bay interior storage area exceeds the limited character of a residential accessory structure, which is defined in Section 19.03 (Definitions) as a “*structure that is clearly incidental to, customarily found in connection with, subordinate to, and is located on the same zoning lot as the principal (residential) use to which it is exclusively related.*”

**To conform to the use standards of the Zoning Ordinance, revised plans would need to clearly demonstrate that the principal use of the proposed building is for a residence, with accessory storage as a secondary use.** In the AG District it is common for the total floor area of all detached accessory structures on a parcel to equal or exceed the floor area of the dwelling. However, even in this circumstance, it is clear from the design, arrangement, and other development characteristics that the dwelling remains the principal use of the property. That is not the case with the proposed building, as submitted.

**I would further recommend that details regarding the planned use of each of the interior storage areas in the building be provided on the plans** (e.g. “storage of the owner’s recreational vehicles and equipment for use on the property”) to confirm compliance with the land use standards of the Zoning Ordinance. If any areas of the building are planned for an allowable business use in the AG District, this should also be noted on the plans.

**In addition to the above, we would note that it appears that an effort has been made to keep the building close to an average height of 25.0 feet. The actual standard that applies in the AG District is a maximum average height of 35.0 feet.**

**Please contact me at (734) 483-2271 or via email at [Rodney@BuildingPlace.net](mailto:Rodney@BuildingPlace.net) if you have any questions about this information, or if you intend to prepare and submit revised plans.** Copies of the Zoning Ordinance and additional information can be found on the Township’s website at <http://twp-bridgewater.org> or can be viewed at the Township Hall or area libraries during business hours. As with any administrative action or determination made by the Zoning Administrator, this action is subject to appeal to the Zoning Board of Appeals within 30 calendar days by an aggrieved party in accordance with the provisions of Article 17.0 (Zoning Board of Appeals).

Respectfully submitted,

**Rodney C. Nanney**  
Zoning Administrator

# Bridgewater Township

## Zoning Administrator Report

August 2015

Prepared by: **Rodney C. Nanney, Zoning Administrator**

During this month, the following zoning compliance certificate application was received, reviewed, and acted upon. Also included below is a summary of other ordinance enforcement and administration-related activities:

### **Zoning Compliance Certificates:**

1. **Zoning Compliance Certificate – Dewey Baker (14470 Allen Road, Clinton).** Application for approval of a new outdoor (above-ground) fuel storage facility for agricultural use as part of an existing farming operation. Conforms to all dimensional and lot requirements for the zoning district. Approved 8/6/2015.
2. **Zoning Compliance Certificate – Eden Home, Inc. (10490 Hogan Rd., Manchester).** Telephone and email communications with the project architect and review of revised plans for a new, 7,143 square-foot building (see below) on a 60.25-acre parcel in the AG District, including approximately 1,500 square-feet of living area (kitchen, great room, one bedroom, and one full bath) attached to approximately 5,600 square-feet of high bay interior storage and a mezzanine. The revised building plans included some updates, but were found to still not be in full compliance with applicable Zoning Ordinance standards. The applicant was notified of the denial by letter on 8/19/2015 (copy attached). The applicant's architect is in the process of completing additional changes.

### **Ordinance administration:**

3. **Telephone calls and emails.** Received numerous telephone calls and several emails from residents, realtors, and contractors seeking information regarding zoning requirements related to new home and pole barn construction, and requirements for keeping horses and chickens.

### **Other information:**

4. **Holy Ascension Monastery – Cemetery/Chapel project.** On August 10, 2015, the Planning Commission granted conditional approval of the final site plans for this development project, subject to the applicant's architect addressing the remaining issues raised in the Twp. Planner's report and Twp. Engineer's report on a revised final site plan prior to the start of any construction on the property. When the revised final site plan is submitted, it will be reviewed by the Twp. Planner and Twp. Engineer. The revised plan can be administratively approved if everything is found to be in order and the updated site plan is consistent with the conditions imposed by the Commission. This would allow required building permits to be issued and construction to proceed.

Please contact me at (734) 483-2271 or via email at [Rodney@BuildingPlace.net](mailto:Rodney@BuildingPlace.net) if you have any questions about this information. Thank you.

Respectfully submitted,

**Rodney C. Nanney**  
Zoning Administrator

# BRIDGEWATER TOWNSHIP

**Rodney C. Nanney**  
**Zoning Administrator**  
P.O. Box 464  
Whitmore Lake, MI 48189

August 19, 2015

Krieghoff-Lenawee Co.  
Attn. Brent Gnodtke, Vice-President  
P.O. Box 100  
Adrian, MI 49221

VIA EMAIL

**NOT APPROVED FOR ZONING COMPLIANCE: Revised building plans for a new 7,143 square-foot building on a 60.25-acre parcel in the AG (General Agriculture) zoning district at 10490 Hogan Road. (Parcel No. Q-17-18-300-011)**

Dear Brent:

We have completed our review of your revised building plans dated 8/7/2015, and have made the following determinations with regards to compliance with the Bridgewater Twp. Zoning Ordinance:

- (1) **The revised roof design conforms to the minimum standards of Section 5.207.5.**, which apply to all new single-family dwellings. The revised building includes a gable roof design and roof drainage system that is similar to other dwellings in the Township.
- (2) **The proposed exterior wall treatments do not conform to the minimum standards of Section 5.207.5.**, which apply to all new single-family dwellings. This section does include “*vertical siding (or) board and batten siding*” as an option. However, the long lengths of “translucent panel” sections on the building would not be consistent with the exterior wall treatments of other single-family dwellings in the Township. While improved, it is my determination as Zoning Administrator that the revised dwelling is not aesthetically compatible, based on Section 5.207.5.

Please keep in mind that the entire building is considered to be part of the dwelling subject to the requirements of Section 5.207 of the Zoning Ordinance. If intended to let in sunlight, then a consistent residential window arrangement and pattern should be considered for all parts of the proposed building.

- (3) **Despite cosmetic improvements to the soffit and columns on the building, the land use relationship between the dwelling and attached accessory structure still does not conform to Zoning Ordinance standards.** The one-bedroom dwelling unit attached to the rear of the storage building still appears to be the accessory or secondary land use, especially since nearly 80% of the building’s floor area consists of high bay storage.

In the AG District it is common for the total floor area of all detached accessory structures on a parcel to equal or exceed the floor area of the dwelling. However, even in this circumstance, it is clear from the design, arrangement, and other development characteristics that the dwelling remains the principal use of the property. That is not the case with the revised building.

It remains my determination as Zoning Administrator that the proposed high bay interior storage area exceeds the limited character of a residential accessory structure, which is

defined in Section 19.03 (Definitions) as a “*structure that is clearly incidental to, customarily found in connection with, subordinate to, and is located on the same zoning lot as the principal (residential) use to which it is exclusively related.*”

To conform to the use standards of the Zoning Ordinance, revised plans would need to clearly demonstrate that the principal use of the proposed building is for a residence, with accessory storage as a secondary use. This could be accomplished by any combination of:

- more prominent placement/orientation of the dwelling in relation to the attached accessory structure;
- more prominent placement of the dwelling’s main entrance;
- an increase in the residence’s core living area/number of bedrooms;
- a reduction in the size, floor area, and prominence of the attached accessory structure; and/or
- other adjustments or alterations which help to clearly demonstrate that the residence is the principal, rather than the secondary land use in the proposed building.

(4) **Based upon a review of the information on the revised building plans, it continues to appear that this structure is designed primarily for warehouse storage or other non-farm business-related purposes, which are prohibited land uses in the AG District.** In our previous 7/25/2015 letter and follow up email, we requested that specific land use information be included on the building plans. The information in your 8/6/2015 letter is helpful, but incomplete. At a minimum, this is what I expected to find on the revised building plans:

- A specific description of the intended uses for each of the storage areas and bays labeled on the building plans (e.g. “This area will be used for storage of the owner’s recreational vehicles and farm equipment for use on the property”); and
- A detailed use statement describing the overall intended uses of the property, and specifically addressing whether agricultural or non-farm business activity or any off-road motor or recreational vehicle course is planned for the site. The second paragraph of your 8/6/2015 transmittal letter would satisfy this item, if it were reworked as the “Owner’s Use Statement” and included on the cover sheet.

**Please contact me at (734) 483-2271 or via email at [Rodney@BuildingPlace.net](mailto:Rodney@BuildingPlace.net) if you have any questions about this information.** Copies of the Zoning Ordinance and additional information can be found on the Township’s website at <http://twp-bridgewater.org> or can be viewed at the Township Hall or area libraries during business hours. As with any administrative action or determination made by the Zoning Administrator, this action is subject to appeal to the Zoning Board of Appeals within 30 calendar days by an aggrieved party in accordance with the provisions of Article 17.0 (Zoning Board of Appeals).

Respectfully submitted,

**Rodney C. Nanney**  
Zoning Administrator

## 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

## Bridgewater Township Planning Commission Minutes - Draft

I. 10-Aug-15 meeting called to order 7:05 P.M. by Dave Horney

### II. Roll Call

Cal Messing	Dave Horney	<del>Mark Iwanicki</del>
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

## Bridgewater Township Planning Commission Minutes - Draft

- 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

## Bridgewater Township Planning Commission Minutes - Draft

- 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

### 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.

**Bridgewater Township**  
**General Ledger**  
 As of September 3, 2015

Type	Date	Num	Name	Split
Check	08/07/2015	autopay	Paychex	5215727 · Clerk supplies & expense
Check	08/12/2015	autopay	Detroit Edison Company - 67-069A	5440852 · Street lighting
Check	08/13/2015	autopay	Frontier	5265728 · Maintenance & Utilities
Check	08/13/2015	autopay	Consumers Energy	5265728 · Maintenance & Utilities
Check	08/28/2015	autopay	Detroit Edison Company	5265728 · Maintenance & Utilities
Check	09/01/2015	autopay	Cardmember Service	2050 · Comerica - Clerk/Treasurer
Check	09/03/2015	9208	The Sun Times	5173900 · Printing & publishing
Check	09/03/2015	9209	Chelsea Lumber	5101727 · Township supplies & expenses
Check	09/03/2015	9210	Washtenaw County Road Commission	5440846 · Road Improvements
Check	09/03/2015	9211	Mary Rider	assessing services
Check	09/03/2015	online	Paychex	payroll
Check	09/03/2015	9212	Fromhart, Laurie A.	5215727 · Clerk supplies & expense

**Bridgewater Township**  
**General Ledger**  
As of September 3, 2015

<u>Amount</u>
-148.29
-292.12
-89.36
-13.07
-92.36
-121.23
-60.00
-45.97
-25,665.79
-1,875.60
-5,143.72
<u>-76.37</u>
-33,623.88

## Bridgewater Township Profit & Loss Budget vs. Actual April 1 through September 3, 2015

	<u>Apr 1 - Sep 3, 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
4402 · Property tax - operation	8,064	70,040	-61,976
4447 · Tax administration fee	5,955	26,000	-20,045
4448 · Tax collection fees	0	3,500	-3,500
4460 · Township permits	2,575	1,500	1,075
4465 · Land division fees	0	400	-400
4574 · Revenue sharing	38,986	128,833	-89,847
4601 · Fire charge collection	0	2,000	-2,000
4665 · Interest Income	101	600	-499
4671 · Other Income - Fund Balances	0	30,000	-30,000
4672 · Other Income	6,953	1,000	5,953
4675 · Metro Auth.-restricted to roads	2,491	3,000	-509
4685 · FOIA Request Income	8	0	8
4690 · Mineral Extraction License Fees	2,000	1,000	1,000
4700 · Election Reimbursement	0	2,500	-2,500
<b>Total Income</b>	<u>67,133</u>	<u>270,373</u>	<u>-203,240</u>
<b>Gross Profit</b>	67,133	270,373	-203,240
<b>Expense</b>			
<b>5101000 · Township Board</b>			
5101703 · Trustee salary	2,000	4,800	-2,800
5101727 · Township supplies & expenses	157	600	-443
5101770 · Conferences & Training	0	750	-750
<b>Total 5101000 · Township Board</b>	<u>2,157</u>	<u>6,150</u>	<u>-3,993</u>
<b>5171000 · Supervisor</b>			
5171703 · Supervisor Salary	6,503	15,607	-9,104
5171727 · Supervisor Expense	0	500	-500
<b>5209000 · Assessor</b>			
5209705 · Board of Review expenses	0	1,500	-1,500
5209805 · Assessor	8,625	20,700	-12,075
5209810 · Assessor Expense	1,009	3,000	-1,991
<b>Total 5209000 · Assessor</b>	<u>9,634</u>	<u>25,200</u>	<u>-15,566</u>
<b>Total 5171000 · Supervisor</b>	16,137	41,307	-25,170
<b>5173000 · Other General Government</b>			
5173715 · Social Security	1,879	5,400	-3,521
5173801 · Attorney & Consulting Expenses	1,558	3,000	-1,442
5173802 · Audit fees	0	4,000	-4,000
5173811 · Membership fees & dues	1,599	2,000	-401
5173895 · Website Administrator	125	500	-375
5173912 · Insurance & Bonds	5,527	5,500	27

## Bridgewater Township

### Profit & Loss Budget vs. Actual

April 1 through September 3, 2015

	Apr 1 - Sep 3, 15	Budget	\$ Over Budget
5173955 · Miscellaneous	0	200	-200
<b>Total 5173000 · Other General Government</b>	<b>10,688</b>	<b>20,600</b>	<b>-9,912</b>
<b>5215700 · Clerk</b>			
5173900 · Printing & publishing	230	1,000	-770
5174810 · Deputy Clerk	754	1,600	-846
5191727 · Election expense	1,430	2,500	-1,070
5215703 · Clerk salary	6,756	16,214	-9,458
5215727 · Clerk supplies & expense	1,266	3,200	-1,934
<b>Total 5215700 · Clerk</b>	<b>10,436</b>	<b>24,514</b>	<b>-14,078</b>
<b>5253700 · Treasurer</b>			
5253701 · Tax Collection Expense	625	3,000	-2,375
5253703 · Treasurer salary	7,340	17,615	-10,275
5253704 · Deputy Treasurer Wages	228	1,000	-772
5253727 · Treasurer supplies & expenses	942	2,000	-1,058
<b>Total 5253700 · Treasurer</b>	<b>9,135</b>	<b>23,615</b>	<b>-14,480</b>
<b>5265000 · Building &amp; Grounds</b>			
5265728 · Maintenance & Utilities	3,342	6,000	-2,658
5265925 · Cemetery care	88	200	-112
5265980 · Building improvement & equipmen	91	5,000	-4,909
<b>Total 5265000 · Building &amp; Grounds</b>	<b>3,521</b>	<b>11,200</b>	<b>-7,679</b>
<b>5301800 · Public Safety</b>			
5339727 · Fire protection billing expense	14,047	50,000	-35,953
<b>Total 5301800 · Public Safety</b>	<b>14,047</b>	<b>50,000</b>	<b>-35,953</b>
<b>5400700 · Planning &amp; zoning</b>			
<b>5400701 · Planning</b>			
5400727 · Planning comm. wage & expense	930	4,000	-3,070
5400801 · PC Attorney Fees	0	500	-500
5400802 · Master Plan	0	500	-500
5400803 · Planning consultant - on-going	2,175	10,000	-7,825
<b>Total 5400701 · Planning</b>	<b>3,105</b>	<b>15,000</b>	<b>-11,895</b>
<b>5410726 · Zoning</b>			
5410704 · Land Division Processing Fees	800	1,500	-700
5410727 · Zoning ad.wage & expense	1,535	1,000	535
<b>Total 5410726 · Zoning</b>	<b>2,335</b>	<b>2,500</b>	<b>-165</b>
<b>Total 5400700 · Planning &amp; zoning</b>	<b>5,440</b>	<b>17,500</b>	<b>-12,060</b>
<b>5440000 · Public works</b>			

**Bridgewater Township**  
**Profit & Loss Budget vs. Actual**  
April 1 through September 3, 2015

	<u>Apr 1 - Sep 3, 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>
5440846 · Road Improvements	41,074	60,000	-18,926
5440847 · Drains at large	0	10,000	-10,000
5440852 · Street lighting	1,168	3,200	-2,032
<b>Total 5440000 · Public works</b>	<b>42,242</b>	<b>73,200</b>	<b>-30,958</b>
5500000 · Contingencies	0	2,287	-2,287
<b>Total Expense</b>	<b>113,803</b>	<b>270,373</b>	<b>-156,570</b>
<b>Net Income</b>	<b>-46,670</b>	<b>0</b>	<b>-46,670</b>

# Bridgewater Township Sewer Operation General Ledger

As of September 3, 2015

Type	Date	Num	Name	Split	Amount
Check	08/10/2015	autopay	Frontier	Phone Service	-39.37
Check	08/27/2015	autopay	DTE Energy	Electricity	-1,154.27
Check	09/03/2015	1132	Faust Sand & Gravel, INC.	Grinder Pump repairs	-255.00
Check	09/03/2015	1133	Village of Manchester	Plant Operator	-2,600.00
					<hr/>
					-4,048.64

## Bridgewater Township Sewer Operation Profit & Loss Budget vs. Actual

April 1 through September 3, 2015

	Bond - Sewer		
	Apr 1 - Sep 3, 15	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Customer Finance Charge	0.00	0.00	0.00
Interest Income Master Account			
Interest Income Checking	0.00	0.00	0.00
<b>Total Interest Income Master Account</b>	0.00	0.00	0.00
Operation Maintenance Income	0.00	0.00	0.00
Special Assessment Revenue	9,511.31	53,500.00	-43,988.69
<b>Total Income</b>	9,511.31	53,500.00	-43,988.69
<b>Gross Profit</b>	9,511.31	53,500.00	-43,988.69
<b>Expense</b>			
<b>Collection System</b>			
<b>Billing</b>			
Billing Clerk	0.00	0.00	0.00
Office Supplies	0.00	0.00	0.00
<b>Total Billing</b>	0.00	0.00	0.00
Forcemains -Flushing & Disposal	0.00	0.00	0.00
Grinder Pump repairs	0.00	0.00	0.00
<b>Total Collection System</b>	0.00	0.00	0.00
Insurance	0.00	0.00	0.00
<b>Legal &amp; Professional</b>			
Audit	0.00	0.00	0.00
Engineer	0.00	0.00	0.00
Legal Fees	0.00	0.00	0.00
<b>Total Legal &amp; Professional</b>	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00
New Equipment	0.00	0.00	0.00
<b>Treatment Plant</b>			
Building & Grounds Maintenance	0.00	0.00	0.00
Chemicals	0.00	0.00	0.00
Diesel Fuel/Propane	0.00	0.00	0.00
Electricity	0.00	0.00	0.00
Equipment Repairs	0.00	0.00	0.00
Generator Maintenance Contract	0.00	0.00	0.00
NPDES Permit	0.00	0.00	0.00
Phone Service	0.00	0.00	0.00
Plant Operator	0.00	0.00	0.00
Sludge Handling & Disposal	0.00	0.00	0.00

## Bridgewater Township Sewer Operation Profit & Loss Budget vs. Actual

April 1 through September 3, 2015

	Bond - Sewer		
	Apr 1 - Sep 3, 15	Budget	\$ Over Budget
Supplies	0.00	0.00	0.00
Total Treatment Plant	0.00	0.00	0.00
Total Expense	0.00	0.00	0.00
Net Ordinary Income	9,511.31	53,500.00	-43,988.69
Other Income/Expense			
Other Expense			
Contingencies/Reserves	0.00	6,000.00	-6,000.00
Washtenaw Cty Debt Svc			
Accounting Charges	737.50	0.00	737.50
Interest	2,820.00	7,500.00	-4,680.00
Washtenaw Cty Debt Svc - Other	35,250.00	40,000.00	-4,750.00
Total Washtenaw Cty Debt Svc	38,807.50	47,500.00	-8,692.50
Total Other Expense	38,807.50	53,500.00	-14,692.50
Net Other Income	-38,807.50	-53,500.00	14,692.50
Net Income	-29,296.19	0.00	-29,296.19

## Bridgewater Township Sewer Operation Profit & Loss Budget vs. Actual

April 1 through September 3, 2015

	Operation - Sewer		
	Apr 1 - Sep 3, 15	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Customer Finance Charge	1,000.58	2,500.00	-1,499.42
Interest Income Master Account			
Interest Income Checking	20.06	0.00	20.06
<b>Total Interest Income Master Account</b>	<u>20.06</u>	<u>0.00</u>	<u>20.06</u>
Operation Maintenance Income	49,800.00	98,420.00	-48,620.00
Special Assessment Revenue	0.00	0.00	0.00
<b>Total Income</b>	<u>50,820.64</u>	<u>100,920.00</u>	<u>-50,099.36</u>
<b>Gross Profit</b>	50,820.64	100,920.00	-50,099.36
<b>Expense</b>			
<b>Collection System</b>			
<b>Billing</b>			
Billing Clerk	260.00	624.00	-364.00
Office Supplies	0.00	200.00	-200.00
<b>Total Billing</b>	<u>260.00</u>	<u>824.00</u>	<u>-564.00</u>
Forcemains -Flushing & Disposal	75.00	1,500.00	-1,425.00
Grinder Pump repairs	4,369.60	10,000.00	-5,630.40
<b>Total Collection System</b>	<u>4,704.60</u>	<u>12,324.00</u>	<u>-7,619.40</u>
Insurance	1,228.00	1,300.00	-72.00
<b>Legal &amp; Professional</b>			
Audit	0.00	1,650.00	-1,650.00
Engineer	0.00	1,500.00	-1,500.00
Legal Fees	112.50	2,000.00	-1,887.50
<b>Total Legal &amp; Professional</b>	<u>112.50</u>	<u>5,150.00</u>	<u>-5,037.50</u>
Miscellaneous Expense	0.00	25.00	-25.00
New Equipment	0.00	10,000.00	-10,000.00
<b>Treatment Plant</b>			
Building & Grounds Maintenance	930.00	2,000.00	-1,070.00
Chemicals	1,664.75	4,000.00	-2,335.25
Diesel Fuel/Propane	385.40	1,000.00	-614.60
Electricity	5,974.54	15,000.00	-9,025.46
Equipment Repairs	1,650.00	7,500.00	-5,850.00
Generator Maintenance Contract	0.00	1,200.00	-1,200.00
NPDES Permit	0.00	2,000.00	-2,000.00
Phone Service	191.92	400.00	-208.08
Plant Operator	13,000.00	31,200.00	-18,200.00
Sludge Handling & Disposal	0.00	3,500.00	-3,500.00

## Bridgewater Township Sewer Operation Profit & Loss Budget vs. Actual

April 1 through September 3, 2015

	Operation - Sewer		
	Apr 1 - Sep 3, 15	Budget	\$ Over Budget
Supplies	0.00	300.00	-300.00
Total Treatment Plant	23,796.61	68,100.00	-44,303.39
Total Expense	29,841.71	96,899.00	-67,057.29
Net Ordinary Income	20,978.93	4,021.00	16,957.93
Other Income/Expense			
Other Expense			
Contingencies/Reserves	0.00	4,021.00	-4,021.00
Washtenaw Cty Debt Svc			
Accounting Charges	0.00	0.00	0.00
Interest	0.00	0.00	0.00
Washtenaw Cty Debt Svc - Other	0.00	0.00	0.00
Total Washtenaw Cty Debt Svc	0.00	0.00	0.00
Total Other Expense	0.00	4,021.00	-4,021.00
Net Other Income	0.00	-4,021.00	4,021.00
Net Income	20,978.93	0.00	20,978.93