

## Bridgewater Township Planning Commission Minutes - Approved

I. 08-SEP-08 meeting called to order 7:30 P.M. by Laurie Fromhart

### II. Roll Call

Chris Brown	Deb Corwin	Dave Faust	Laurie Fromhart
Dave Horney	Mark Iwanicki	Tom Wharam	

### III. Citizen Participation

Jerry & Gina Carpenter, 12657 Michigan Avenue; they would like to bring cars to their home, recondition (no mechanical or body work) and sell the cars to sell from the home. They would like to do this legitimately. There will be 1 – 2 dozen cars present at one a time. The property is currently zoned AG with 183 foot of road frontage. There was a business there prior. There are currently four outbuildings. The barns are off the road 100 – 150 ft. They would display two cars at most on the street. Laurie informed him that he would need a site plan for review and explained the costs. The fee schedule and ordinances are on the web site.

### IV. Approval of Agenda

- Motion to add agenda item ‘Call to Order’ – Tom Wharam
- Second to motion – Mark Iwanicki
- Vote - unanimous

### V. Approval of Minutes from 11-AUG-08

- Motion to approve minutes as amended – Mark Iwanicki
- Second to motion – Dave Faust
- Vote - unanimous

### VI. Communications

#### A. Report on 4-SEP-08 Board of Trustees Meeting – Dave Faust

- Fire department defended their training at the board meeting
- There will be a millage proposal on November ballot for police protection
- Talked about escrow paid by developers; the township should pay them back the unused portion
- Discussed sewer; fees (\$140 / month) and recapitalization

#### B. Report on 13-AUG-08 SWWCOG & MCJPC meetings – Laurie Fromhart

- Copies of the minutes were handed out and discussed

### VII. Public Hearings

- No public hearings

### VIII. Old Business

#### A. Private Community Wastewater Systems Ordinance

- Laurie forwarded a copy to Fred Lucas with no response
- Dave feels his input is needed since he must defend it.
- A consensus was reached that the Planning Commission could not continue without Mr. Lucas’ input
- Motion to layover private community wastewater system – Dave Faust
- Second to motion – Deb Corwin
- Vote – unanimous

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### B. Washtenaw county natural areas preservation program

- Laurie reviewed the history of Ervin and Stucki preserves from meeting minutes
- WCPR has not submitted any paperwork to the township since the last meeting
- Jolea should contact Jessica Ping-Mills about what the county is allowed to do without township input
- DEQ does not pre-empt the township ordinances
- WCPR should be treated as any private individual
- WCPR plans to attend the October Planning Commission to get approval for Ervin preserve

### C. Bridgewater Hamlet Future Land Use

- Laurie presented Sally's documents since Sally was not present
- Laurie suggested that the township engineer attend the next planning commission meeting
- If there is high density, there will have to be increased capacity in the sewage treatment plant. The DEQ regulates the discharge quantity.
- The sewer district can be changed, just not the assessment district
- The yellow highlight on the distributed map gives a small assessment of actual connections
- There was discussion that are issues with the plant and the design
- Need to maximize the current connections without modifying the current plant
- Sally's map does not accurately represent what was asked for; no high density areas
- Without clean water samples from the water treatment plant, the state will start fining Bridgewater Township
- Motion to layover until further info from township board on the sewer plant design – Deb Corwin
- Second to motion – Mark Iwaniki
- Vote – unanimous

## IX. New Business

### A. MCJPC Natural Features Chapter

- Laurie handed out a draft of the MCJPC Natural Feature Chapter
- Everyone is to review the draft for the October meeting

### B. Conservation Preservation District Ordinance

- Laurie questioned many of the items needed in the ordinance
- Sally will update
- Walked through Article IV making revisions
  - Section 400; leave as is
  - Section 401; change 'no building' to 'no building or structure'; Sally to word to forbid boardwalks
  - A-2; add 'at no cost to the township' at the end
  - A-4; Sally will review to strengthen
  - B; remove
  - Section 403; leave as is
  - Section 404;
    - A; add 'approved by Bridgewater Township Planning Commission'
    - C; change 'off street parking shall be arranged' to 'off street parking shall be required and arranged'. Sally will check into screening requirements
    - F; Remove initial 'No'; change 'district shall' to 'district shall not'
    - G; remove Bridgewater Township Junk Ordinance; add 'unless approved by Bridgewater Township Planning Commission'

C. Election of ZBA representative

- Motion to appoint Dave Horney as ZBA representative – Tom Wharam
- Second to motion – Chris Brown
- Vote – unanimous

X. Informational Items

A. MTA Educational Conference & Expo

- Laurie reminded us about the conference

B. Updated Officials List

- Laurie handed out the updated list

XI. Public Comment

- None

XII. Adjournment

- Next meeting: 13-OCT-08 at 7:30 P.M.
- Motion to adjourn – Tom Wharam
- Second to motion – Deb Corwin
- Vote – unanimous

Meeting adjourned at 11:13 P.M.

APPROVED