

## Bridgewater Township Planning Commission Minutes - Approved

### I. 10-Sep-12 meeting called to order 7:02 P.M. by Dave Horney

### II. Roll Call

<del>Wes Cowden</del>	<del>Laurie Fromhart</del>	Ron Smith
Dave Horney	Mark Iwanicki	Tom Wharam

### III. Citizen Participation

- Dan Mills of 9398 Rd – asked how to raise an objection to a special land use due to intoxicated drivers, noise, increased traffic, etc
- Herschel Hopkins of 8893 Neal Rd – similar concerns including dust, property values, etc.
- Marge Sculley of 9434 Neal Rd – similar concerns including noise and excessive light
- Cal Messing of 89991 Neal Rd – concerned about keeping the rural nature of the township
- Jan Mills of 9398 Neal Rd – similar concerns
- Michelle Gregory of 8825 Neal Rd – similar concerns including effect of septic on wells, lights, safety of children
- Matt Taylor of 13453 E. Austin Rd – asked if the zoning needs to change, Rodney Nanney said that the application was not complete yet; the property would not need to be rezoned, it will have a SLU which continues with sale; it would be a limited business use, it would require a variance and be inspected by Washtenaw County
- Bill DeGroot explained that there are 2 points, whether it meets the zoning ordinance, the governance portion & inspection portion
- Kurt Steffen of 3665 Weber Rd (the prospective purchasers) explained that they want to change the property as little as possible.
- Matt Taylor asked about the order – Bill DeGroot explained that the applicant determines the timeline
- Karen Weidmeyer of 13360 Austin Rd – Wanted confirmation on the SLU
- Marge Scully – asked about timeline; Bill DeGroot explained that there is a SLU public hearing, then it would go to the Zoning Board of Appeals (with public hearing), would get final approval from board; there is no absolute timeline
- Michelle Lance of 8723 Neal Rd – expressed concern because this does not fit into a rural landscape

### IV. Review and Approve Agenda

- Motion to move new business before old business for convenience of the citizens– Ron Smith
- Second to motion –Mark Iwanicki
- Vote – unanimous
- Motion to accept the agenda as amended – Ron Smith
- Second to motion –Dave Horney
- Vote – unanimous

### V. Approval of Minutes

- Motion to approve minutes from 13-Aug-12 as amended – Tom Wharam
- Second to motion – Dave Horney
- Vote – unanimous

VI. Public Hearings

- None

VII. New Business

A. Steffen's Event Barn

- Rodney Nanney summarized the Special Land Use Permit Preliminary Report, the property fits with current zoning ordinance as a limited business use
- The application needs a more detailed site plan, parking is a concern, the zoning ordinance allows for gravel parking lot but needs paved parking for handicap access
- Need emergency vehicle access
- Section 14.30 tells of the items needed for the application; Rodney Nanney recommends not setting a public hearing since application is not complete
- Steffen's have spoken to the building inspector
- Paula Steffen gave a short presentation about what they would like to do; similar to Alber's or Sharon Mills
- Mostly want to preserve the countryside and history
- One event per weekend at most
- Explained why they applied as a golf course, on Carl's recommendation and have never done this before
- Will do what they have to do to be neighbors, including extra brine; tried to go to neighbors to introduce themselves
- Talked about alcohol and would like to limit its use if possible, there are other places that serve alcohol;
- Maximum of 250 people per event;
- Building and land improvements would have to go through an architect
- Steffen's will not provide food, alcohol or decorations
- Mark Iwanicki suggested that not move forward until the application is complete, he also recommended that concerned citizens mail a letter to the PC with their concerns

VIII. Old Business

A. Continuation of zoning ordinance review

- Dave asked if Mark Iwanicki or Laurie Fromhart had any questions, Bill DeGroot said that they did not
- Rodney Nanney said that they just finishing up the details; suggested enough time for public to review
- Ron Smith expressed concern with nature preserves / park; Bill DeGroot talked that the Master plan needs to change accordingly
- Bill DeGroot commented on structures and these are being looked at
- Rodney Nanney commented that the zoning ordinance is not automatically accepted, it can be changed after the public hearing
- Dave Horney asked about the county using ADA (handicap access) to circumvent township rules/wishes; Bill DeGroot said that there are ways that these can be lessened
- Trying to separate nature preserve (no development) vs. different land use (with development); want to know the impact
- Once the master plan is closer to the zoning ordinance, it is easier to defend

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- Rodney Nanney will wrap up the corrections this week and forward copies to members
- Mark Iwanicki brought up that variances should not need a 4x8 sign, Dave Horney suggested that the township own the signs
- A copy of the draft zoning ordinance will be placed in both the Clinton and Manchester libraries
- Motion to set public hearing for acceptance of the new Zoning Ordinance for 10-Dec-12 – Mark Iwanicki
- Second to motion – Dave Horney
- Vote – unanimous

### IX. Communications

#### A. Report from Zoning Administrator – Carl Macomber

- There was nothing to report

### X. Informational Items

#### A. Training

- Dave Horney suggested that Bill and Rodney Nanney put on training sessions
- Can view training at [www.planningmi.org](http://www.planningmi.org)
- County wide vote on transportation millage; Bridgewater is apposed to this; we do not need a bus stop; meeting 26-Sep-12 in manchester

### XI. Public Comment

- Michelle Gregory – asked about property sale, is not currently divided, entire parcel is affected currently since the property is not divided yet; current plan is 10 acres; the SLU is not dependent upon the subdivision, but the subdivision must happen before
- Cal Messing - the SLU stays with the property as long as the new owners conform to the conditions set up in the original SLU
- Karen Weidmeyer – property is not PA116,
- Michelle Gregory – parking areas, lighting, is dependent upon the site plan and ordinance, would have to comply to existing ordinance, which is not as strong as the new ordinance with dark skies complaint
- Mark Iwanicki – said that planning commission writes in special issues to SLU
- Rodney Nanney - first part, will the property sustain the item, second (site planning phase) setting up is the use sustainable
- Herschel Hopkins – concerned that the event will turn into a party, Rodney Nanney replied that it is a limit business use and a full time residence,
- Michelle Gregory – asked about the septic field needed, Rodney Nanney replied that this will be on site plan provided by applicant, Washtenaw County will have to inspect and permit wells and septic

### XII. Adjournment

- Next meeting: 8-Oct-12 at 7:00 P.M.
- Motion to adjourn – Ron Smith
- Second to motion – Mark Iwanicki
- Vote – unanimous

Meeting adjourned at 8:57 P.M.