

## Bridgewater Township Planning Commission Minutes - Approved

I. 13-Sep-10 meeting called to order 7:35 P.M. by Dave Horney

II. Roll Call

Chris Brown	Laurie Fromhart	Jeff Simkiss
Dave Horney	Mark Iwanicki	Tom Wharam

III. Citizen Participation

- None

IV. Approval of Agenda

- Motion to accept agenda as amended – Tom Wharam
- Second to motion – Mark Iwanicki
- Vote - unanimous

V. Approval of Minutes

- Motion to approve minutes from 14-Jun-10 as presented – Laurie Fromhart
- Second to motion – Jeff Simkiss
- Vote – unanimous

VI. Public Hearings

- None

VII. Old Business

A. Review of Enzer SLU application

- A letter was sent to Aaron Enzer regarding the SLU application
- Fred Lucas ~~will send~~has sent a letter because Enzer is not in compliance of ~~building code~~the consent judgement
- Enzer is in contempt at this point

VIII. New Business

A. Introduce new township planners – Pennington, DeGroot & Nanney

- Will be replacing Carlisle/Wortman
- Bill DeGroot gave a quick summary of how they work and what they do
- Reviewed what they would like to do to improve communication

B. Discuss process for revising zoning ordinance

- Pennington, DeGroot & Nanney would like to give a small presentation next month on making a better zoning ordinance
- They would like information on what we would like to work on
- Mark suggested inviting Carl Macomber to the meeting so he can be have input
- Bill DeGroot suggested inviting the chair of the ZBA
- Bill recommends a joint meeting with the board and the planning commission every 3-6 month
- Laurie brought up that the current ordinance is over regulatory, as for an urban community as opposed to a rural community
- The board has approved the creation of a new zoning ordinance

- Current ordinance is not defensible in court
- Bill has been in court 17 times and never lost
- **Bill and Don will send an information packet for the next meeting before 4-Oct-10**
- **Tom will send Bill everyone's e-mail address**
- In the current zoning ordinance, work is needed on:
  - County parks
  - Definitions vs. diagrams
  - References to other sections
  - Most township ag. so don't need so many zonings
  - Shed, barns, outbuildings, etc.
  - Can have 2 front yards in a flag lot (pg. 24)
  - Ordinance is not user friendly
  - Private roads
  - Encourage development in hamlet sewer district
  - Tie ordinances to master plan
  - Joint planning
  - Is an older (2006) ordinance
  - May have to update master plan
  - Will update zoning ordinance within one year
- Bill explained that the diagram on pg. 24 has an incomplete explanation

#### C. Meeting time

- Discussed meeting times and dates
- Bill suggested having an ending time that has to be voted on in order to exceed
- Dave suggested a 7PM to 9PM Monday meeting time
- The by-laws must be updated in order to change the meeting time
- **Motion to change the PC by-laws, section 4.2, meeting time starting at 7PM and ending by 9PM with a contingency beyond 9PM if approved, for the remainder of the year– Laurie Fromhart**
- **Second to motion – Jeff Simkiss**
- **Roll call vote**

<b>Chris Brown - yes</b>	<b>Laurie Fromhart - yes</b>	<b>Jeff Simkiss - yes</b>
<b>Dave Horney - yes</b>	<b>Mark Iwanicki - yes</b>	<b>Tom Wharam - yes</b>
- **Bill will e-mail out the wording for public posting to Laurie Fromhart**

#### IX. Communications

##### A. Report on 2-Sep-10 Board of Trustees meeting – Laurie Fromhart

- Laurie reported on the highlights of the board of Trustees meeting
- The minutes are on record

##### B. Report on 11-Aug-10 SWWCOG & MCJPC Meeting – Laurie Fromhart

- Laurie reported on the highlights of the SWWCOG & MCJPC meeting
- The minutes are on record

##### C. ZBA meeting – Dave Horney

- There was no ZBA meeting to report.

D. Report from Zoning Administrator – Dave Horney

- Dave reported on the report from Carl Macomber
- Mark brought up the lack of detail in the reports from Carl Macomber
- Bill informed us that with the updated ordinance will come checklist and forms for reporting

X. Informational Items

A. Laurie Fromhart included information on the Ervin Preserve regarding the fees to be paid by the county parks

- Bill said this topic is covered by our zoning ordinance and by-laws, applications and information are required before the public hearing
- Need a checklist of items for approval, certified letter should be send to county
- Bill can supply us with a checklist
- Dave Horney will follow up with Mr. Kent's letter
- The PC should not vote on the item during a public hearing
- Sections 12.25 (C1 and C2) & 12.26 contain the base documents for what is needed to be supplied by the county parks to the township
- Sect 14.01 should also be adhered to
- The township should recommend that a pre-application conference to all applicants

XI. Public Comment

- None

XII. Adjournment

- Next meeting: 11-Oct-10 at 7:030 P.M.
- Motion to adjourn – Tom Wharam
- Second to motion – Jeff Simkiss
- Vote – unanimous

Meeting adjourned at 9: 43 P.M.