

AGENDA
BRIDGEWATER TOWNSHIP BOARD OF TRUSTEES
Date October 6, 2016 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: September 8, 2016 Regular Meeting

REVIEW AND APPROVE AGENDA

PUBLIC-SAFETY REPORT

PRESENTATION OF AUDIT

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. Capital WWTP Improvement Funds
3. Township Fee Schedule
4. Approval Planning Commission Recommendation on Ordinance Revision
5. PA116 Approval
6. Additional Election Expense

CITIZEN PARTICIPATION

ADJOURN

Upcoming Meetings and Events:

Township Planning Commission: October 10 2016, Bridgewater Township Hall, 7:00 p.m.

Township Board of Trustees: November 3, 2016 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, AUGUST 4, 2016**

I. CALL TO ORDER

The regular monthly meeting of the Bridgewater Township Board of Trustees was called to order by Supervisor Smith at 7:03 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 Trustees David Faust and Geoffrey Oliver.

Attendance: 9

II. CITIZEN PARTICIPATION

A resident reported Bemis Road had not been brined yet this year and was informed by WCRC District Foreman that it's scheduled to be brined next week and that the delay was due to equipment problems. The same resident asked for an update on the Bemis Road Bridge replacement.

III. APPROVAL OF MINUTES

Smith moved to approve the July 7, 2016 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 Townhall Door. 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 2016.

V. REPORTS AND CORRESPONDANCE

A. Treasurer's Report

No report. [McQueer thanked everyone for voting.](#)

B. Clerk's Report

Fromhart reported on the August 2nd Primary Election, audit, and independent candidate filing for Township supervisor.

C. Supervisor's Report

Smith reported on the upcoming WCWRC Board of Determination meeting that is expected to allocate funds for the replacement of the Bemis Road Bridge. Smith also reported Jeff Surfus of the MDEQ's Jackson Office is expected to send a letter to the Township regarding the WWTP's compliance status. Smith also noted the Township just received a soil testing report from GS Materials LLC and a letter from Rick Stansley in response to Baker's complaint.

D. Trustees' Report

Oliver reported on a proposal from AKT Peerless for cemetery ground penetrating work and the WCRC's project estimate for Township wide drainage improvements.

E. Written Reports

Board packets included reports from the Assessor and Zoning Administrator.

VI. PRIORITY BUSINESS

A. Approve Disbursements from July 8, 2016 through August 4, 2016

Oliver moved to pay the monthly bills from the general and sewer funds in the total amount of \$34,280.66. Faust seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, McQueer yes, Oliver yes, Smith yes. Motion passed.

B. Review Fee Schedule

Smith reported the Township can't charge fees for more than its actual costs and suggested placing all fees in escrow and bill accordingly for work performed. Fromhart expressed concern that placing all fees in escrow will increase administrative work for the Clerk. The Board reviewed and discussed the fee schedule and agreed to defer further discussion until next month's meeting.

C. Review WWTP Capital Reserve Fund

The Board discussed establishing a WWTP Capital Reserve Fund for capital improvements. McQueer recommended dedicating \$40,000 from the sewer savings account to establish the fund.

D. Townhall Door

McQueer presented three quotes from Chelsea Lumber for a fiberglass replacement door for the Township hall. McQueer reported Fromhart found a door style that is very similar to the old Townhall door. McQueer noted the quotes are for the same style door with the option of a stain or paint finish. **Smith moved to approve the expenditure of \$1500 for new Townhall door per the quote of \$925 from Chelsea Lumber with the added cost for staining and new door locks. Faust seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, McQueer yes, Oliver yes, Smith yes. Motion passed.**

VII. CITIZEN PARTICIPATION

A resident asked about the ground penetrating work for the cemetery. McQueer reported that residents have been asking about the Township holding clean-up days again.

VIII. ADJOURNMENT

Smith moved to adjourn the meeting at 8:37 p.m.

Respectfully submitted,
Laurie Fromhart
Bridgewater Township Clerk

**BRIDGEWATER TOWNSHIP
BOARD OF TRUSTEES MEETING
MINUTES OF MEETING
THURSDAY, SEPTEMBER 8, 2016**

I. CALL TO ORDER

The regular monthly meeting of the Bridgewater Township Board of Trustees was called to order by Supervisor Smith at 7:00 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 Trustees David Faust and Geoffrey Oliver.

Attendance: 5

II. CITIZEN PARTICIPATION

A resident asked what it means to be an associate member of the WWRA. The Board received an email from a resident on Bemis Road voicing his concerns regarding the closure of the Bemis Road Bridge.

III. APPROVAL OF MINUTES

Smith moved to approve August 4, 2016 meeting minutes as amended. Oliver seconded the motion which was adopted unanimously.

IV. REVIEW AND APPROVE AGENDA

McQueer moved to approve the agenda as presented. 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 August 2016.

V. PRESENTATION OF AUDIT

Philip Rubley, CPA presented the audit of the Township's financial statements for fiscal year ending March 31, 2016. Rubley reported the Township's General Fund has a total fund balance \$432,053 which represents a decrease of \$1,735 from the beginning of the year. Rubley reported on the Statement of Net Assets for the Sewer Fund with Total Net Assets of \$1,685,881 with an income loss of \$18,226. Rubley explained the General Fund Budgetary Comparison Schedule noting the Township exceeded its budgeted expenses for Attorney and Auditing by \$481. Rubley explained the current tax collection fund is a fiduciary fund that collects money and then disburses it to other authorities. Rubley noted tax collection payments are due within 15 days of collection to outside entities per statute. Rubley also reported on the Management's Discussion and Analysis of Governmental and Business-Type Activities noting a decrease in Net Position of \$23,405 which includes depreciation of \$4,156 for the General Fund and \$53,418 for the Sewer Fund. Rubley reported the Township is in very good financial shape and commended the Clerk and Treasurer for keeping very good records. Rubley also noted even though bank reconciliations are prepared they still need to tie out to the general ledger and advised to take more care tying out the balance. Rubley reported he has given the Township an unqualified opinion which is the highest he can render. **McQueer moved to accept the audit of the Township's financial statements for fiscal year ending March 31, 2016. Smith seconded the motion which was adopted unanimously.**

VI. REPORTS AND CORRESPONDANCE

A. Treasurer's Report

McQueer submitted a written report to the Board. McQueer also reported she attended the recount of the Township Treasurer's race and that there was no change in the outcome.

B. Clerk's Report

Fromhart reported on the recount of the Township Treasurer race, preparations for the November 8th General Election, PA 116 application, current status of updated Zoning and FLU Maps, and attendance at a senior citizens task force meeting regarding the Manchester Area Senior Citizens Council.

C. Supervisor's Report

Smith reported the replacement of the air relief valves have been completed but the contractor was unable to locate and replace the seventh air relief valve. Smith explained what it means to be an associate member of the WWRA. Smith also reported a public meeting has been scheduled by the WCWRC on September 29, 2016 at Freedom Township Hall regarding the replacement of the Bemis Road Bridge.

D. Trustees' Report

Faust reported he was present during the county's work to repair the sink hole on Austin Road in the hamlet. Oliver reported he spoke with another company who does ground penetrating radar work that is planning to provide the Board with a proposal for services. Oliver also reported on a zoning issue involving the WWRA in Freedom Township.

E. Written Reports

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

PRIORITY BUSINESS

A. Washtenaw County Consortium Membership Dues

Fromhart moved to approve the Fiscal Year 2016 Dues for the Washtenaw County Consortium for Solid Waste Management. Smith seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, McQueer yes, Oliver yes, Smith yes.

B. Financials, Approve Disbursements

Oliver moved to pay the monthly bills from the general and sewer funds in the total amount of \$37,481.07. Smith seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, McQueer yes, Oliver yes, Smith yes. Motion passed.

C. Capital WWTP Improvement Funds

The Board agreed to defer discussion until they receive a recommendation from the Township auditor.

D. Tetra-Tech Settlement

Smith reported the Township received a letter from Jeff Surfus of the MDEQ that states the WWTP is in compliance with its NPDES permit. Smith noted the Township attorney has advised it's time the Township release Tetra Tech from all claims. Smith stated he is satisfied the design problems have been resolved but the plant still has a fundamental design problem with covered tanks but is being addressed through automation so that it is not labor intensive. Smith also reported the leaky clarifier still needs to be repaired but is a wear and tear item and the Township's responsibility. Faust reported he didn't know if the clarifier always leaked but that it did leak before modifications were made. Smith also noted the plant's violations in August were due to mechanical failures and were not design related. Fromhart cited the terms of paragraph #8 of the January 2015 Amendment to Settlement Agreement. **Oliver moved to approve the Resolution of Settlement. McQueer seconded the motion. Fromhart stated she doesn't believe the terms set forth in the January 2015**

Amendment to Settlement Agreement have been met and expressed concern that the MDEQ letter was issued before the 14 violations in August were reported. Roll Call Vote: Faust yes, Fromhart no, McQueer yes, Oliver yes, Smith yes. Motion passed.

E. Washtenaw County Parks

Smith reported Mr. Ball has nominated his property for the Natural Areas Preservation Program which is adjacent to the Ervin-Stucki Preserve. Smith also reported he received a complaint from a resident regarding noise at the Ervin-Stucki Preserve who was told by the County Sheriff that the State Police would be contacted to respond.

F. WATS Membership

Smith moved approval of the WATS membership dues of \$200. Fromhart seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, McQueer yes, Oliver yes, Smith yes. Motion passed.

G. Reau & Associates Contract

McQueer moved to approve Reau & Associates Contract for accounting services. Fromhart seconded the motion which was adopted unanimously.

VII. CITIZEN PARTICIPATION

A resident asked if there had been a decision on the Enzer Wireless Tower Special Land Use Permit Application. A resident asked if there was any update on the replacement of the Bemis Road Bridge.

VIII. ADJOURNMENT

Smith moved to adjourn the meeting at 9:25 p.m.

Respectfully submitted,
Laurie Fromhart
Bridgewater Township Clerk



WASHTENAW COUNTY OFFICE OF THE SHERIFF



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

JERRY L. CLAYTON
SHERIFF

MARK A. PTASZEK
UNDERSHERIFF

September 2, 2016

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

Dear Mr. Smith,

Attached you will find the August 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 29 calls for service for the month of August. Of the 29 calls the Michigan State Police responded to 12. The Sheriff Office responded to 2 calls, 15 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.

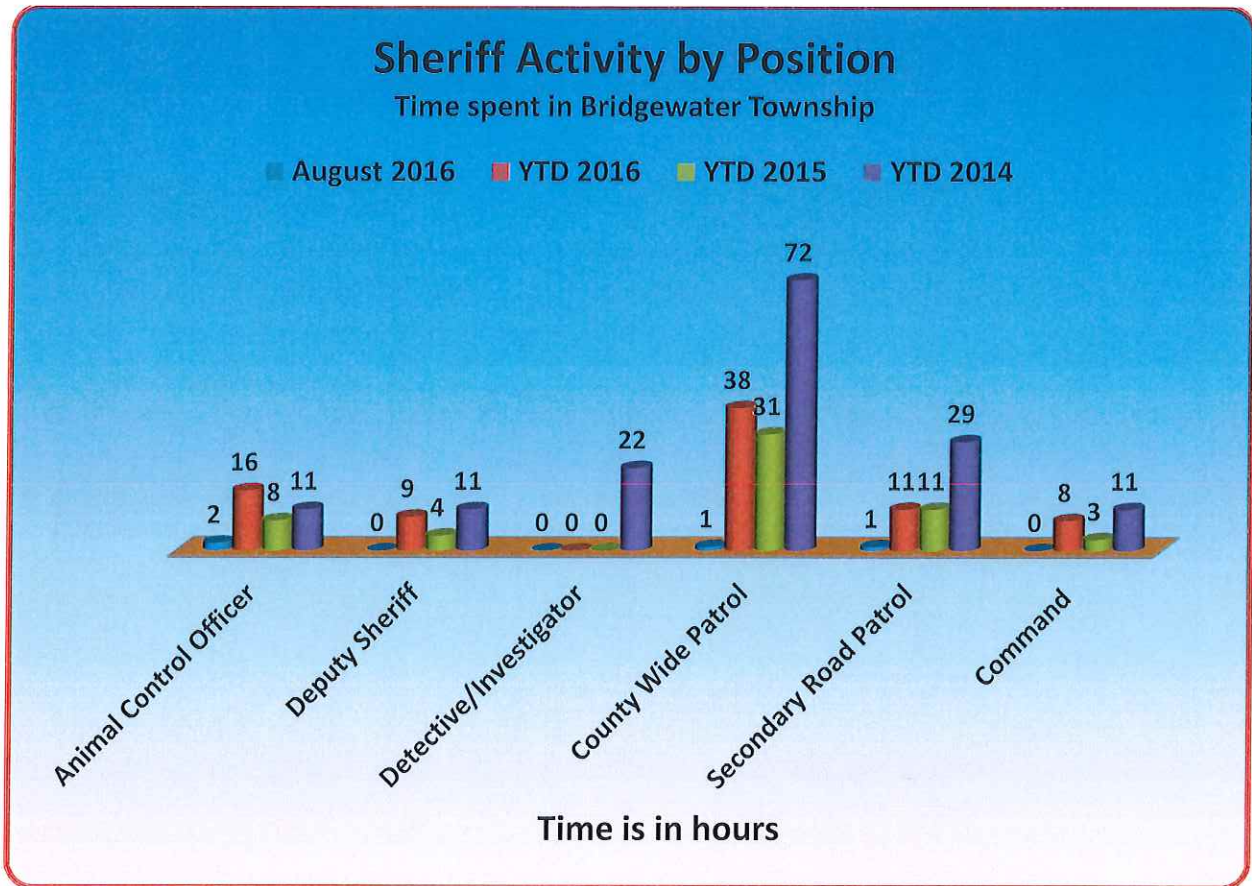
Please contact me at kingl@ewashtenaw.org or 734-994-8104 if you should need further information or clarification or wish to have this information in electronic form.

Respectfully,

Lisa King
Lieutenant Western Operations



Washtenaw County Sheriff's Office
 Bridgewater Township Services—August 2016



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.

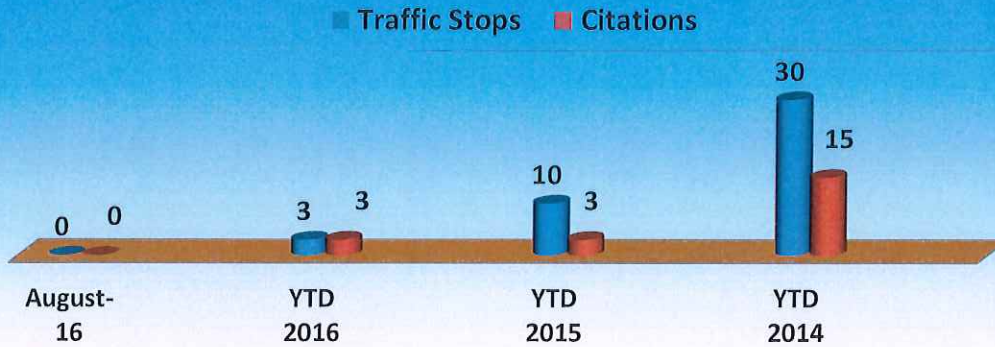
Secondary Road Patrol: A partially funded grant to provide traffic enforcement on secondary roads throughout the County. Respond to and investigate traffic related incidents on secondary roads. On call investigators for serious injury and fatal motor vehicle crashes.

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—August 2016

Traffic Enforcement--Bridgewater Township



Bridgewater Township Calls for Service

Includes WCSO & MSP



Contract Deputies into Bridgewater Township

■ Manchester-Lodi Deputies



Time is in hours

Treasurer's Report 10/06/2016

Banking

Banking reconciliations for all Township accounts for the month of August were completed and distributed to all board members. Copies of all bank statements were given to the Clerk. There were no deficiencies noted.

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Taxes

The summer tax season is now closed. I have collected 94% of all property taxes billed. Property owners can continue to pay late tax payments directly to the Treasurer, with a 1% interest per month, through February 28th 2017. I have disbursed the monies received to all taxing units. I received 52 property tax deferral requests for the 2016 tax season. All request were granted. There are 0 delinquent personal property tax bills due.

Cleanup Days

I am researching vendors to assist with a Township cleanup day. Waiting for a spring cleanup day, possible late March or early April, will probably work best.

Respectfully submitted,

Michelle McQueer
Bridgewater Township Treasurer

Bridgewater Township

Zoning Administrator Report

September 2016

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

During this month, the following zoning compliance certificate applications were received, reviewed, and acted upon. Also included is a summary of ordinance enforcement and administration activities:

Zoning Compliance Certificates:

1. **Zoning Compliance Certificate – Crown Castle/Verizon (11485 Sheridan Rd., Manchester).** Application for approval of alterations to an existing cell tower (antennae upgrades/replacement). An administrative zoning permit is required for this activity per Section 11.38C (Type of Review Required). Approved 9/14/2016.
2. **Zoning Compliance Certificate – Brandon Henes (9880 Austin Rd., Saline).** Application for approval to construct a substantial addition to an existing barn for agricultural equipment storage. Approved 9/19/2016.
3. **Zoning Compliance Certificate – American Tower/ATT (8695 Ernst Rd., Manchester).** Application for approval of alterations to an existing cell tower (antennae upgrades/replacement). Approved 9/26/2016.

Ordinance enforcement, administration and other information:

4. **Marijuana facilities.** I received a resident's complaint about a possible (illegal) marijuana growing operation in the Township. During a visit to the area, I noted a structure constructed on the site without required permits. Law enforcement has been contacted about this issue. No action has yet been taken on the permit-related violation, pending a response from the law enforcement personnel investigating the illegal activity. Please see the attached email for related information about recent state law changes for marijuana facilities.
5. **Private towers for TV reception, wireless Internet, and similar purposes.** Following a public hearing on 9/12/2016, the Planning Commission chose to recommend for Twp. Board approval the proposed Zoning Ordinance amendment to update height, setback and other standards for private towers and antennae for amateur (HAM) radio, TV reception, private wireless Internet and similar facilities.
6. **11840 Hogan Rd. (Nancy Hebb) – complaint about barking dogs and debris.** We received a complaint from a resident on Hogan Rd. about "excessive barking of dogs" and trash associated with a kennel on the above parcel. After reviewing the Township file for the kennel (special use permit approved in 2002, subject to several conditions) and visiting the site twice, a 9/30/2016 letter was sent to the occupant and to the property owners regarding an accumulation of trash near the road. No barking was heard during our visits, but the occupant was reminded in the letter about the special use permit conditions.
7. **Telephone calls and emails.** Received several telephone calls and emails from residents, realtors, and property owners, seeking information regarding zoning requirements for lot splits, new dwellings, fences, and pole barns.

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

Respectfully submitted,

Rodney C. Nanney
Zoning Administrator



Medical marijuana law updates

Rodney Nanney <rodney@buildingplace.net>

Thu, Sep 22, 2016 at 10:00 AM

To: Ron Smith - Supervisor <bridgewaterwpsupervisor@yahoo.com>

Cc: Laurie Fromhart <lfromhart@hotmail.com>, Michelle McQueer <bridgewaterwptreasurer@yahoo.com>, "Horney, David" <David.Horney@tetrattech.com>, Don Pennington <donpennington@comcast.net>, Fred Lucas <lucas@lucaslawpc.com>

Ron,

I learned this morning that Governor Snyder has signed a package of bills to update and expand the medical marijuana industry in Michigan by expanding the legal exceptions that currently apply to patients and caregivers to also include medical marijuana growing, processing, and dispensary operations, to legalize the creation and sale of marijuana-infused food items ("medibles"), and to create state medical marijuana tracking, taxation, and licensing systems.

Public Act 281 of 2016 (one of the three new acts) includes section 205, which states:

"A marihuana facility shall not operate in a municipality unless the municipality has adopted an ordinance that authorizes that type of facility. A municipality may adopt an ordinance to authorize 1 or more types of marihuana facilities within its boundaries and to limit the number of each type of marihuana facility. A municipality may adopt other ordinances relating to marihuana facilities within its jurisdiction, including zoning regulations, but shall not impose regulations regarding the purity or pricing of marihuana or interfering or conflicting with statutory regulations for licensing marihuana facilities."

Since we have already received past enquiries about local Township ordinances to allow these types of marijuana facilities, I would assume that we will likely see additional requests for the Township Board to consider this option, especially related to growing operations. From a land use policy perspective, there is merit in considering the adoption of either a local licensing ordinance for some or all of the types of marijuana facilities addressed in the new acts, or a local ordinance specifically prohibiting these types of facilities in the Township.

Because of the timing of the state act's implementation, there is plenty of time to review this topic and evaluate options in more detail. I would suggest that perhaps a good first step would be to consider placing this item on the December Board agenda for an update from the Township Attorney and an initial discussion of the options available to the Township. By that point we should have more complete information available.

On a related note, Clerk Fromhart and I learned on Tuesday afternoon of a possible (illegal) marijuana growing operation in the Township, so the activity is definitely in the neighborhood. According to the person who came into the Twp. Hall on Tuesday afternoon while I was there, the state police have looked into the situation. From my perspective as Zoning Administrator, it appears that the operator has erected a structure without permits. I have a call into the state police post to see if I can get more information.

Please call me with any questions about this information at [\(989\) 492-0540](tel:9894920540).

Regards,

Rodney C. Nanney, AICP
Township Planning Consultant

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Building Place Consultants
community planning, zoning, and economic development advisory services
[\(989\) 492-0540](tel:9894920540) (northern Michigan)
[\(734\) 483-2271](tel:7344832271) (southeast Michigan)
rodney@buildingplace.net

I. 8-Aug-16 meeting called to order 7:03 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 presented – Dave Horney
- Second to motion – Ron Smith
- Vote – unanimous

V. Approval of Minutes

- Motion to approve minutes from 11-Jul-16 as present – Cal Messing
- Second to motion - Ron Smith
- Vote – unanimous

VI. Public Hearings

A. Enzer conditional use permit – antenna tower

- Motion to adjourn the Planning Commission meeting and open the public hearing at 7:10 – Dave Horney
- Second to motion – Cal Messing
- Roll call Vote – Cal Messing – yes Dave Horney – yes
 Mark Iwanicki - Ron Smith – yes Tom Wharam -
- There were no representatives for Aaron Enzer
- Rodney Nanney gave a brief description of the events leading up to the project
 - o It is for private business use at the Burmeister Road location
 - o Wireless internet access; 160’ tower with microwave dish
 - o Design was reviewed by a private engineer
 - o Must have a building permit and meet all state and local construction codes
 - o Will not need lights because < 200’
 - o Towers can only be lit which are > 200’
 - o Setbacks will be well within his property
- Public comment
 - o This is for private internet access; not part of eWashtenaw internet access
 - o Louise St. Clair of 9665 Burmeister Road asked why Aaron Enzer needs a tower if he can connect to eWashtenaw; Rodney Nanney explained that Mr. Enzer claims he cannot connect with the speed and reliability needed to run his business
 - o Louise St. Clair asked how Aaron Enzer can run a business on property zoned agricultural; Ron Smith explained that this is part of the consent agreement
 - o Louise St. Clair asked about a culvert under his agricultural land; Ron Smith said that this was an issue for the WCRC
 - o Louise St. Clair asked about to see the consent agreement; Ron Smith summarized what is contained in the consent agreement and said that it is available on the township web site

Bridgewater Township Planning Commission Minutes - Approved

- o Dave Horney explained that most of the regulation of the business comes from the ATF
 - o Rodney Nanney explained that Mr. Enzer asserted that because of the consent agreement he did not have to follow the zoning rules; Ron Smith verified with the township attorney that this is not the case; Mr. Enzer then paid the fees and filled out the necessary applications
 - o Dave Horney explained how a business can be run on property zoned agricultural; by right or SLU; Rodney Nanney read a partial list of the businesses allowed
 - o Aaron Enzer's property is in a trust with Aaron Enzer as a trustee
 - o Linda Poet of 101035 Burmeister Road asked why can't he use something like Hughes Net; Rodney Nanney explained that anyone can do this as long as they show a need; Dave Horney added that he also does computer support
 - o Linda Poet commented that the trucks pull out of Enzer's business drive without looking or stopping; voicing her frustration; Ron Smith said that he would call Aaron Enzer re: the safety issues
 - o Robert Poet of 10135 Burmeister Road asked if it has already been approved because of the consent agreement; Rodney Nanney explained that Aaron Enzer has submitted the application for a SLU
 - o Robert Poet asked what is to stop other residents from applying for a tower; Dave Horney said that it is not being rezoned and that any one can apply for a SLU
 - o Robert Poet said that this could lead for many towers throughout the township; Dave Horney said that Mr. Enzer is doing this for business and most people would not want to spend the money for personal use only; Rodney Nanney explained that the township must act within 90 days of complete application submittal
 - o David St. Clair of 9665 Burmeister road wants assurance that this tower will not affect any other communications; Ron Smith answered that it is a low powered, focus high frequency receive only dish
- Motion to close the public hearing at 8:12 – Dave Horney
 - Second to motion – Cal Messing
 - Roll call Vote – Cal Messing – yes Dave Horney – yes
Mark Iwanicki - Ron Smith – yes Tom Wharam -
 - A decision will be postponed until the next planning commission meet for further discussion with a complete commission
 - The Planning Commission meeting was reopened at 8:12

VII. Old Business

A. None

VIII. New Business

A. Zoning ordinance revision – wireless communications facility

- Dave Horney gave the background of the ordinance revision
- Rodney Nanney described why ham radio towers are allowed to be at 60'
- Rodney Nanney said that this not a public hearing; it is for public input
- Dave Horney asked for use of English units; Rodney Nanney said that this could not be done
- The 60' height is not cast in stone
- Mark Sondeen of 8027 Ernst Road asked if the 60' referred to the tower height or tower + antenna

Bridgewater Township Planning Commission Minutes - Approved

height; Rodney Nanney clarified with the height is the complete assembly; Dave Horney suggested changing the overall height to 65'

- There was a suggestion to remove limit of one antenna
- Summary: 0-14' needs no approval; > 14' to 65' needs zoning administrator approval
- Motion to defer further action until 12-Sep-16 for the following reasons:
 - Await further comment from the public
 - Await further discussion with the other planning commission members
- Dave Horney
- Second to motion – Cal Messing
- Vote – unanimous

IX. Communications

A. Report from Zoning Administrator – Rodney Nanney

- A report was provided and is on record

B. Report on 4-Aug-16 Board of Trustees meeting – Ron Smith

- A report was provided and is on record

X. Informational Items

- None

XI. Public Comment

- None

XII. Adjournment

- Next planning commission meeting is 12-Sep-16 at 7:00 P.M.
- Motion to adjourn – Dave Horney
- Second to motion – Cal Messing
- Vote – unanimous

Meeting adjourned at 8:46 P.M.

Bridgewater Township Planning Commission Minutes - Draft

- I. 12-Sep-16 meeting called to order 7:04 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 – Dave Horney
 - Second to motion – Cal Messing
 - Vote – unanimous
- V. Approval of Minutes
- Motion to approve minutes from 8-Aug-16 as presented – Ron Smith
 - Second to motion - Dave Horney
 - Vote – unanimous
- VI. Public Hearings
- A. Zoning ordinance for antenna structures
- Motion to recess meeting at 7:08– Dave Horney
 - Second - Ron Smith
 - Roll Call Vote: Cal Messing – yes Dave Horney – yes Mark Iwanicki - yes
 Ron Smith - yes Tom Wharam - yes
 - Rodney Nanney described the difference between HAM radio antennas and other antennas; will now have one standard for all antenna towers; raised standard to 65'
 - Antenna and tower over 65' will need a Special Use Permit; antenna and towers under 65' just need zoning ordinance permission
 - Mark Sondeen commented on the tower and antenna that he plans to install
 - Cal Messing asked about why the setback for a retracted antenna is measured with the antenna down; Mr. Nanney said that this is considered the normal position
 - Aaron Enzer commented that there are other structures, such as trees and utility poles that are taller than 65'
 - Rodney Nanney said that the fee schedule could be revised for antenna Special Use Permit
 - Mark Iwanicki asked how difficult it is to have an escrow; Mr. Nanney explained the tasks involved; Ron Smith said this is already being done; Michelle McQueer agreed that this is already being done
 - Cal Messing said that antenna and towers > 65' require a public hearing
 - Motion to close public hearing at 7:45– Dave Horney
 - Second to motion - Cal Messing
 - Roll Call Vote: Cal Messing – yes Dave Horney - yes Mark Iwanicki - yes
 Ron Smith - yes Tom Wharam - yes
- VII. Old Business
- B. Enzer conditional use permit
- Aaron Enzer described his current situation and the need for an internet solution for the fireworks

and IT businesses

- Mr. Enzer will install a 160' self supporting tower of lattice design, there will be a 160' setback; he could retransmit to other customers
- Mr. Messing asked where the sending tower is; Aaron Enzer said it is about ¼ mile south of Obertron; it is 100' tall
- Mr. Iwanicki asked if nothing could be in the way; Aaron said that because of the low power and high frequency that the path must be clear
- Mr. Messing ask if others are using this tower by Obertron; Mr. Enzer said that it goes to his house on Austin Road and the tower owners home
- Dave Horney talked about the issues listed in the consultant's report; specifically:
 - Color must be white; Rodney Nanney stated that this is a non-issue
 - Removal bond; Mr. Enzer showed the cost of removal which is insignificant
 - Reuse of tower so there is no engineering certificate; Mr. Enzer has the original engineering certificate
- Mr. Horney asked if tower can be climbed for maintenance purposes; Mr. Enzer said that is can
- Mr. Messing asked if there are requirements to keep people out; Mr. Enzer said that there was not
- Motion to approve the Conditional Use Permit with the following conditions:
 - The tower being galvanized and not white
 - A \$0.00 performance guarantee for future removal bond
 - Acceptance of 21-Jun-16 Barrlett letter as an engineering certification for this tower – Dave Horney
- Second to motion – Cal Messing
- Roll Call Vote: Cal Messing – yes Dave Horney - yes Mark Iwanicki - yes
 Ron Smith - yes Tom Wharam - yes

C. Zoning ordinance revision – wireless communications facility

- Motion to recommend that the board of trustees approve the zoning ordinance update to section 11.38; draft date of 9-Aug-16 – Cal Messing
- Second to motion - Dave Horney
- Roll Call Vote: Cal Messing – yes Dave Horney - yes Mark Iwanicki - yes
 Ron Smith - yes Tom Wharam - yes

VIII. New Business

A. Derelict buildings

- Mr. Nanney gave a little background of why this is needed and where the ordinance came from
- This is a regulator ordinance so the board must approve it
- Mr. Iwanicki asked how far down into the earth does one have clean up; Mr. Nanney said removal of building and foundation; state construction code regulates most of this
- The ordinance would allow the inspector on private property; inspector would still get the permission of the owners
- Mr. Smith said that the township can get into trouble for a lack of action
- Mr. Horney asked about a barn being used for farming; Mr. Nanney said if being used is not dangerous by definition
- This will be held over until next month

IX. Communications

A. Report from Zoning Administrator – Rodney Nanney

- A report was provided and is on record **the zoning ordinance**

B. Report on 1-Sep-16 Board of Trustees meeting – Ron Smith

- A report was provided and is on record

X. Informational Items

- Rodney Nanney talked about medical marijuana; state bills were based on partitions that failed; state senate bottled them up; forced out of committee; the bills got approved anyway; The township will now need to update medical marijuana in zoning ordinance; it can regulated now

XI. Public Comment

- None

XII. Adjournment

- Next planning commission meeting is 10-Oct-16 at 7:00 P.M.
- **Motion to adjourn – Dave Horney**
- **Second to motion – Cal Messing**
- **Vote – unanimous**

Meeting adjourned at 9:02 P.M.

**BRIDGEWATER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

DANGEROUS BUILDINGS ORDINANCE

ORDINANCE NO. _____

An ordinance to promote the health, safety and welfare of the people of Bridgewater Township, Washtenaw County, Michigan, by regulating the maintenance and safety of certain buildings and structures; to define classes of buildings and structures affected by this Ordinance; to establish administrative requirements and procedures for maintenance or demolition of certain buildings and structures; and to establish remedies and penalties for the violation of this Ordinance.

Section 1. Title and Authority

This Ordinance is adopted pursuant to the authority of Public Act 61 of 1969 (Dangerous Buildings); Public Act 230 of 1972, as amended (State Construction Code); and Public Act 246 of 1945 (Township Ordinances). This Ordinance shall be known and cited as the Bridgewater Township Dangerous Buildings Ordinance.

Section 2. Building, Defined

As used in this Ordinance, the term "building" means any structure, either temporary or permanent, having a roof or other covering and used or built for the shelter or enclosure of persons, animals, chattels or property of any kind. As used in this Ordinance, the term "building" shall also include tents, awnings, semi-trailers, shipping containers or vehicles situated on a parcel of land and used for the purposes of a building as defined in this section.

Section 3. Dangerous Building, Defined

As used in this Ordinance, the term "dangerous building" means any building that has one (1) or more of the following defects or is in one (1) or more of the following conditions:

- A. A door, aisle, passageway, stairway, or other means of exit does not conform to the applicable fire code for the area of the Township where the building or structure is located.
- B. A portion of the building is damaged by fire, wind, flood, deterioration, neglect, abandonment, vandalism or other cause so that the structural strength or stability of the building is appreciably less than it was before the damage and does not meet the minimum applicable Construction Code requirements for the type of building, purpose or location.
- C. A part of the building is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.
- D. A portion of the building has settled to an extent that walls or other structural elements have materially less resistance to wind than is required in the case of new construction by the State Construction Code for the type of building, purpose or location.
- E. All or part of the building is likely to partially or completely collapse, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for other reason; or some portion of the foundation or underpinning of the building is likely to fall or give way.

- F. All or part of the building is manifestly unsafe for the purpose for which it is used.
- G. The building is damaged by fire, wind, or flood; is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building to their danger; becomes a harbor for vagrants, criminals or immoral persons; or enables persons to resort to the building for committing a nuisance or an unlawful or immoral act.
- H. Because of dilapidation, decay, damage, faulty construction or arrangement, or for other reason, a building used or intended to be used for dwelling purposes, including the adjoining grounds, is unsanitary or unfit for human habitation, is in a condition that the Washtenaw County Health Department determines is likely to cause sickness or disease, or is likely to injure the health, safety, or general welfare of people living in the dwelling.
- I. A building is vacant, dilapidated, and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.
- J. A building remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed by the State of Michigan. This subsection does not apply to any of the following circumstances:
 - 1. A vacation home, hunting cabin, summer home or similar type of secondary or seasonal dwelling, where the owner or agent maintains the exterior of the building and adjoining grounds in accordance with Township ordinances and the State Construction Code for the type of building, purpose or location.
 - 2. A new building under construction for which the owner or agent has a valid building permit, demonstrates that significant and continuous progress is being made toward completion, secures the property and takes all other necessary safety precautions, and otherwise complies with this subsection and all applicable laws, ordinances, and regulations of the Township and outside agencies with jurisdiction.
 - 3. A building where the owner or agent notifies the Township ordinance officer not more than 30 days after the building becomes unoccupied that it will remain unoccupied for 180 consecutive days or longer, and where the owner or agent maintains the exterior of the building and adjoining grounds in accordance with Township ordinances and the State Construction Code for the type of building, purpose or location.

Section 4. Dangerous Buildings Prohibited

It shall be unlawful for any owner or agent thereof to keep or maintain any building or part thereof in a manner or condition that meets the definition of a dangerous building per Section 3 of this Ordinance. Dangerous buildings, as determined by the Township in accordance with this Ordinance, shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures specified in this Ordinance.

Section 5. Appointment of a Hearing Officer

The hearing officer shall be appointed by the Supervisor and be approved by the Township Board and shall then serve at the Supervisor's pleasure. The hearing officer shall be a person who has expertise in housing matters including, but not limited to, an engineer, architect, building contractor, building inspector, member of a community housing organization, or any person with similar qualifications. An employee of the Township shall not be appointed as hearing officer.

Section 6. Inspections

The Township Building Inspector, the Fire Chief or Fire Marshal, or other enforcement officer as designated by Township Board resolution, shall inspect or cause to be inspected any building or part thereof reported as or observed to be in one (1) or more of the conditions as defined in Section 3 of this Ordinance, and shall report their findings to the Township Supervisor.

Section 7. Emergency Situations

The Township Supervisor shall be promptly notified if the Township Building Inspector, the Fire Chief or Fire Marshal, or other enforcement officer as designated by Township Board resolution determines that either of the following circumstances warrant immediate action to demolish or otherwise make the building safe:

- A. A building observed to be in one (1) or more of the conditions as defined in Section 3 of this Ordinance constitutes an imminent danger to public safety or health; or
- B. A building becomes open at door(s) or window(s), or damaged from vandalism, fire or other cause, including lawful entry by police enforcement, leaving the interior exposed to the elements or accessible to trespassers; and the owner of or party in interest in the building, in whose name the property appears on the most recent tax assessment record, is unable to be immediately contacted or cannot adequately secure the building within 24 hours of contact; and where it is determined that it is inappropriate to delay making the building secure.

The Township Supervisor may order the Township Building Inspector to cause the immediate repair, demolition or boarding up of building subject to action under this Section. The costs of such immediate repair, demolition or boarding up shall be the responsibility of the owner or party in interest, and shall be reimbursed to the Township Treasurer within 30 calendar days.

Section 8. Notice Requirements

If a building is found to be to be in one (1) or more of the conditions as defined in Section 3 of this Ordinance, the Township Building Inspector shall issue a notice that the building is a dangerous building in accordance with the following:

- A. The notice shall be in writing and directed to each owner of or party in interest in the building, in whose name the property appears on the most recent tax assessment record.
- B. The notice shall specify the time and place of a hearing on whether the building is a dangerous building, and shall state that each owner of or party in interest in the building shall have the opportunity to show cause at the hearing why the hearing officer should not order the building to be demolished, otherwise made safe, or properly maintained.
- C. The notice shall be served upon the person(s) to whom the notice is directed either personally or by certified mail, return receipt requested, addressed to the owner or party in interest at the address shown on the most recent tax assessment record. If a notice is served on a person by certified mail, a copy of the notice shall also be posted upon a conspicuous part of the building. A secondary copy of the notice may also be sent via electronic delivery.
- D. Copies of the notice shall also be given to the Township Supervisor, the Township Assessor, and to the hearing officer.

Draft Date: September 9, 2016

- E. The notice shall be served upon the owner or party in interest at least fifteen (15) days before the date of the hearing included in the notice.
- F. The Township Building Inspector shall maintain a record of the notice, method(s) and date(s) of mailing or delivery, and any response or return received.

Section 9. Hearing, and Decision of the Hearing Officer

The hearing officer shall convene the hearing at the time and place specified in the notice, and shall take testimony from the Township Building Inspector, Township officials, representative(s) of the Fire Department, the owner or agent of the property, and any other interested parties. Not more than five (5) business days after completion of the hearing, the hearing officer shall render a decision either closing the proceedings or ordering the building to be demolished, otherwise made safe or properly maintained.

- A. If the hearing officer determines that the building should be demolished, otherwise made safe or properly maintained, the hearing officer shall so order, fixing a time in the order for the owner or agent to comply with the order. If the building is a dangerous building under Section 3 subsection "J" of this Ordinance, the order may require the owner or agent to also maintain the adjoining grounds, including but not limited to lawns, trees, and shrubs.
- B. A copy of the findings and order of the hearing officer shall be served on the owner or agent in the manner prescribed in Section 8.
- C. If the owner or agent fails to appear or neglects or refuses to comply with the order issued under Section 9, subsection "A," the hearing officer shall file a report of the findings and a copy of the order with the Township Board not more than five (5) business days after noncompliance by the owner or agent, along with a request that necessary action be taken by the Board to enforce the order.

Section 10. Hearing and Action by the Township Board

The Township Board shall fix a date, not less than 30 calendar days after the hearing prescribed in Section 8, for a hearing on the findings and order of the hearing officer; and shall give notice in the manner prescribed in section 8.

- A. At the hearing, any interested party shall be given the opportunity to show cause why the order of the hearing officer should not be enforced.
- B. The Township Board shall approve, disapprove, or modify the order of the hearing officer. If the Township Board approves or modifies the order, the Township Board shall take all necessary action to enforce the order.
- C. If the Township Board approves or modifies the order of the hearing officer, the owner or agent shall comply with the order within 60 calendar days after the date of the hearing under this Section. In the case of an order of demolition, if the Township Board determines that the building has been substantially destroyed by fire, wind, flood or other natural disaster, and the cost of repair will be greater than the state equalized value of the property, the owner or agent shall comply with the order of demolition within 21 calendar days after the date of the hearing under this Section.
- D. A copy of the approved or modified order of the Township Board shall be served on the owner or agent in the manner prescribed in Section 8.

Section 11. Appeal to Circuit Court

An owner or party in interest of any building or property subject to enforcement action under this Ordinance who is aggrieved by an order approved or modified by the Township Board under Section 10 may appeal the order to Circuit Court by filing a petition for an order of superintending control within 20 calendar days from the date of the decision.

Section 12. Noncompliance with Order; Municipal Civil Infraction

An owner or party in interest of any building or property subject to enforcement action under this Ordinance who fails or refuses to comply with an order approved or modified by the Township Board under Section 10 is guilty of a municipal civil infraction as defined by Michigan Law and subject to a civil fine of not more than \$500.00, plus costs, which may include all direct or indirect expenses to which the Township has been put in connection with the violation. A violator of this Ordinance shall also be subject to such additional sanctions, remedies, and judicial orders as are authorized under state law. Each day a violation of this Ordinance continues to exist constitutes a separate violation.

Section 13. Remedies, Compliance Costs, and Reimbursement

The cost of the demolition, of making the building safe, or of maintaining the exterior of the building or adjoining grounds incurred by the Township to bring the property into conformance with this Ordinance, including the cost of consulting services, investigation, publication charges, attorney fees, court costs, and all administrative expenses, shall be reimbursed to the Township by the owner or party in interest in whose name the property appears on the most recent tax assessment record.

- A. The owner or party in interest shall be notified by the Township Supervisor or Township Assessor of the amount of the cost of the demolition, of making the building safe, or of maintaining the exterior of the building or adjoining grounds by first class mail at the at the address shown on the most recent tax assessment record.
- B. The cost of demolition includes, but is not limited to fees paid to hearing officers, costs of title searches or commitments used to determine the parties in interest, recording fees for notices and liens filed with the Washtenaw County Register of Deeds, demolition and dumping charges, court reporter attendance fees, and collection costs for the charges authorized under this Ordinance and applicable state laws.
- C. If the owner or party in interest of any single-family or two-family dwelling subject to enforcement action under this Ordinance fails to pay the cost within 30 calendar days after mailing of the notice under Section 13, subsection "A," the Township shall place the entire sum, plus any nominal collection charge as set by Township Board resolution, on the tax rolls as an assessment against the parcel or lot, to be collected as other taxes are levied and collected. Such charges shall be added to the general Township tax roll, and to the total of the taxes levied on such parcel or lot for the same year.
- D. If the owner or party in interest of any building or property subject to enforcement action under this Ordinance fails to pay the cost within 30 calendar days after mailing of the notice under Section 13, subsection "A," the Township shall have a lien for the cost incurred by the Township to bring the property into conformance with this Ordinance, and for any charges imposed until the amounts have been fully paid. The lien shall not take effect until notice of the lien has been filed or recorded as provided by law. A lien provided

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for in this subsection does not have priority over previously filed or recorded liens and encumbrances. The lien for the cost shall be collected and treated in the same manner as provided for property tax liens under the General Property Tax Act (Public Act 206 of 1893, as amended; MCL 211.1 to 211.157) or applicable Township ordinances.

- E. In addition to other remedies under this Ordinance, the Township may commence civil suit seeking injunction, specific performance, mandamus, abatement or other appropriate proceedings to prevent, enjoin, abate or remove any violations of this Ordinance.

Section 14. Severability

All sections, terms, provisions or clauses of this Ordinance shall be deemed independent and severable. Should a court of competent jurisdiction hold any section, term, provision or clause void or invalid, all remaining sections, terms, provisions and clauses not held void or invalid shall continue in full force and effect.

Section 15. Effective Date

This Ordinance shall become effective 30 calendar days after publication of a Notice of Adoption in a newspaper of general circulation in the Township, following adoption by the Township Board of Trustees.

Dated: _____, 20____

Ron Smith, Supervisor

Laurie Fromhart, Clerk

CERTIFICATION

The above Ordinance No. _____ was adopted at a meeting of the Bridgewater Township Board of Trustees on the _____ day of _____, 20____; and published in the _____, a newspaper of general circulation in Bridgewater Township, Washtenaw County, Michigan on the _____ day of _____, 20____.

Laurie Fromhart
Bridgewater Township Clerk

Bridgewater Township
General Ledger
 As of October 6, 2016

Type	Date	Num	Name	Split	Amount
Check	09/09/2016	autopay	Paychex	5215727 · Clerk supplies & expense	-134.24
Check	09/12/2016	autopay	Detroit Edison Company - 67-069A	5440852 · Street lighting	-306.06
Check	09/13/2016	autopay	Frontier	5265728 · Maintenance & Utilities	-94.28
Check	09/13/2016	autopay	Consumers Energy	5265728 · Maintenance & Utilities	-13.33
Check	09/28/2016	autopay	Detroit Edison Company	5265728 · Maintenance & Utilities	-88.67
Check	10/01/2016	autopay	Cardmember Service	2050 · Comerica - Clerk/Treasurer	-303.45
Check	10/06/2016	9347	Washtenaw County Treasurer	4402 · Property tax - operation	-8.41
Check	10/06/2016	9348	The Sun Times	5173900 · Printing & publishing	-60.00
Check	10/06/2016	online	Paychex	payroll	-5,587.26
Check	10/06/2016	9349	Mary Rider	assessing services	-1,825.00
Check	10/06/2016	9350	Jon Way	lawncare services	-485.00
Check	10/06/2016	9351	Donald N. Pennington	planning & zoning admin services	-1,550.00
Check	10/06/2016	9352	Washtenaw County Treasurer	4402 · Property tax - operation	-32.50
					-10,488.20

Bridgewater Township
Profit & Loss Budget vs. Actual
 April 1 through October 6, 2016

	<u>Apr 1 - Oct 6, 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
4402 · Property tax - operation	7,564	70,040	-62,476
4447 · Tax administration fee	12,695	26,000	-13,305
4448 · Tax collection fees	1,040	3,500	-2,460
4460 · Township permits	2,425	1,500	925
4465 · Land division fees	275	0	275
4574 · Revenue sharing	42,318	127,547	-85,229
4601 · Fire charge collection	250	2,000	-1,750
4665 · Interest Income	71	1,500	-1,429
4672 · Other Income	911	2,000	-1,089
4675 · Metro Auth.-restricted to roads	3,312	2,000	1,312
4690 · Mineral Extraction License Fees	0	1,000	-1,000
4700 · Election Reimbursement	786	2,500	-1,714
Total Income	<u>71,647</u>	<u>239,587</u>	<u>-167,940</u>
Gross Profit	71,647	239,587	-167,940
Expense			
5101000 · Township Board			
5101703 · Trustee salary	2,400	4,800	-2,400
5101727 · Township supplies & expenses	147	600	-453
5101770 · Conferences & Training	0	750	-750
Total 5101000 · Township Board	<u>2,547</u>	<u>6,150</u>	<u>-3,603</u>
5171000 · Supervisor			
5171703 · Supervisor Salary	7,803	15,607	-7,804
5171727 · Supervisor Expense	0	1,000	-1,000
5209000 · Assessor			
5209705 · Board of Review expenses	40	1,500	-1,460
5209805 · Assessor Wages	10,350	20,700	-10,350
5209810 · Assessor Expense	1,367	4,000	-2,633
Total 5209000 · Assessor	<u>11,757</u>	<u>26,200</u>	<u>-14,443</u>
Total 5171000 · Supervisor	19,560	42,807	-23,247
5173000 · Other General Government			
5173715 · Social Security	2,249	5,400	-3,151
5173801 · Attorney & Consulting Expenses	0	5,000	-5,000
5173802 · Audit fees	3,050	1,000	2,050
5173803 · Board Transition Cost	0	1,000	-1,000
5173811 · Membership fees & dues	1,832	2,000	-168
5173890 · Newsletter (non-recyc)	0	250	-250
5173895 · Website Administrator	150	500	-350
5173912 · Insurance & Bonds	5,042	6,000	-958

Bridgewater Township
Profit & Loss Budget vs. Actual
April 1 through October 6, 2016

	<u>Apr 1 - Oct 6, 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>
5173955 · Miscellaneous	0	200	-200
5174800 · Bank Fees	138	0	138
Total 5173000 · Other General Government	12,461	21,350	-8,889
5215700 · Clerk			
5173900 · Printing & publishing	600	1,000	-400
5174810 · Deputy Clerk	440	1,000	-560
5191727 · Election expense	2,565	5,000	-2,435
5215703 · Clerk salary	8,107	16,214	-8,107
5215727 · Clerk supplies & expense	911	3,200	-2,289
Total 5215700 · Clerk	12,623	26,414	-13,791
5253700 · Treasurer			
5253701 · Tax Collection Expense	424	3,000	-2,576
5253703 · Treasurer salary	8,808	17,615	-8,807
5253704 · Deputy Treasurer Wages	193	1,000	-807
5253727 · Treasurer supplies & expenses	563	2,000	-1,437
Total 5253700 · Treasurer	9,988	23,615	-13,627
5265000 · Building & Grounds			
5265728 · Maintenance & Utilities	2,277	4,000	-1,723
5265925 · Cemetery care	1,976	4,000	-2,024
5265980 · Building improvement & equipmen	3,590	4,000	-410
Total 5265000 · Building & Grounds	7,843	12,000	-4,157
5301800 · Public Safety			
5339727 · Fire protection billing expense	44,490	50,000	-5,510
Total 5301800 · Public Safety	44,490	50,000	-5,510
5400700 · Planning & zoning			
5400701 · Planning			
5400727 · Planning comm. wage & expense	1,430	4,000	-2,570
5400801 · PC Attorney Fees	0	500	-500
5400803 · Planning consultant - on-going	4,950	6,000	-1,050
Total 5400701 · Planning	6,380	10,500	-4,120
5410726 · Zoning			
5410704 · Land Division Processing Fees	950	1,500	-550
5410727 · Zoning ad.wage & expense	3,450	7,500	-4,050
Total 5410726 · Zoning	4,400	9,000	-4,600
Total 5400700 · Planning & zoning	10,780	19,500	-8,720
5440000 · Public works			

Bridgewater Township
Profit & Loss Budget vs. Actual
April 1 through October 6, 2016

	<u>Apr 1 - Oct 6, 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>
5440846 · Road Improvements	15,534	30,000	-14,466
5440847 · Drains at large	0	4,000	-4,000
5440852 · Street lighting	1,835	3,200	-1,365
Total 5440000 · Public works	17,369	37,200	-19,831
5500000 · Contingencies	0	551	-551
Total Expense	137,661	239,587	-101,926
Net Income	-66,014	0	-66,014

Bridgewater Township Sewer Operation
General Ledger
As of October 6, 2016

Type	Date	Num	Name	Split	Amount
Check	09/09/2016	autopay	Frontier	Phone Service	-40.95
Check	09/27/2016	autopay	DTE Energy	Electricity	-1,041.90
Check	10/06/2016	1194	Alexander Chemical Corporation	Chemicals	-761.25
Check	10/06/2016	1195	Fonson Company, Inc.	Air Relief Valve Replacement	-11,300.00
Check	10/06/2016	1196	USIC Locating Services, LLC	Miss Dig Locator Service	-60.00
Check	10/06/2016	1197	Village of Manchester	Plant Operator	-2,600.00
Check	10/06/2016	1198	Jon Way	Building & Grounds Maintenance	-220.00
					<hr/>
					-16,024.10

Bridgewater Township Sewer Operation Profit & Loss Budget vs. Actual

April 1 through October 6, 2016

	Bond - Sewer		
	Apr 1 - Oct 6, 16	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Connection Fees			
Easement Fee	0.00	0.00	0.00
Grinder Pump Reimb + 10%	0.00	0.00	0.00
Inspection Fee	0.00	0.00	0.00
Total Connection Fees	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Customer Finance Charge	0.00	0.00	0.00
Interest Income Master Account			
Interest Income Checking	0.00	0.00	0.00
Total Interest Income Master Account	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Operation Maintenance Income	0.00	0.00	0.00
Special Assessment Payoff	8,534.50	0.00	8,534.50
Special Assessment Revenue	5,384.05	48,327.00	-42,942.95
Total Income	<u>13,918.55</u>	<u>48,327.00</u>	<u>-34,408.45</u>
Gross Profit	13,918.55	48,327.00	-34,408.45
Expense			
Collection System			
Billing			
Billing Clerk	0.00	0.00	0.00
Office Supplies	0.00	0.00	0.00
Total Billing	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Collection System Equip Repairs	0.00	0.00	0.00
Forcemains -Flushing & Disposal	0.00	0.00	0.00
Grinder Pump repairs	0.00	0.00	0.00
Miss Dig Locator Service	0.00	0.00	0.00
WWTP Operations Committee	0.00	0.00	0.00
Total Collection System	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Insurance	0.00	0.00	0.00
Legal & Professional			
Audit	0.00	0.00	0.00
Engineer	0.00	0.00	0.00
Legal Fees	0.00	0.00	0.00
Total Legal & Professional	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Miscellaneous Expense	0.00	0.00	0.00
New Equipment	0.00	0.00	0.00
Treatment Plant			

Bridgewater Township Sewer Operation Profit & Loss Budget vs. Actual

April 1 through October 6, 2016

	Bond - Sewer		
	Apr 1 - Oct 6, 16	Budget	\$ Over Budget
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
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	13,918.55	48,327.00	-34,408.45
Other Income/Expense			
Other Expense			
Contingencies/Reserves	0.00	7,894.00	-7,894.00
Washtenaw Cty Debt Svc			
Accounting Charges	0.00	100.00	-100.00
Agent Fees	0.00	500.00	-500.00
Interest	4,582.50	4,583.00	-0.50
Principal	35,250.00	35,250.00	0.00
Total Washtenaw Cty Debt Svc	39,832.50	40,433.00	-600.50
Total Other Expense	39,832.50	48,327.00	-8,494.50
Net Other Income	-39,832.50	-48,327.00	8,494.50
Net Income	-25,913.95	0.00	-25,913.95

Bridgewater Township Sewer Operation Profit & Loss Budget vs. Actual

April 1 through October 6, 2016

	Operation - Sewer		
	Apr 1 - Oct 6, 16	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Connection Fees			
Easement Fee	250.00	0.00	250.00
Grinder Pump Reimb + 10%	8,566.00	0.00	8,566.00
Inspection Fee	150.00	0.00	150.00
Total Connection Fees	<u>8,966.00</u>	<u>0.00</u>	<u>8,966.00</u>
Customer Finance Charge	0.00	1,000.00	-1,000.00
Interest Income Master Account			
Interest Income Checking	27.81	0.00	27.81
Total Interest Income Master Account	<u>27.81</u>	<u>0.00</u>	<u>27.81</u>
Operation Maintenance Income	58,800.00	100,800.00	-42,000.00
Special Assessment Payoff	0.00	0.00	0.00
Special Assessment Revenue	0.00	0.00	0.00
Total Income	<u>67,793.81</u>	<u>101,800.00</u>	<u>-34,006.19</u>
Gross Profit	67,793.81	101,800.00	-34,006.19
Expense			
Collection System			
Billing			
Billing Clerk	312.00	1,200.00	-888.00
Office Supplies	233.96	200.00	33.96
Total Billing	<u>545.96</u>	<u>1,400.00</u>	<u>-854.04</u>
Collection System Equip Repairs	11,300.00	0.00	11,300.00
Forcemains -Flushing & Disposal	0.00	1,000.00	-1,000.00
Grinder Pump repairs	2,729.70	10,000.00	-7,270.30
Miss Dig Locator Service	2,941.43	2,500.00	441.43
WWTP Operations Committee	0.00	1,200.00	-1,200.00
Total Collection System	<u>17,517.09</u>	<u>16,100.00</u>	<u>1,417.09</u>
Insurance	1,006.17	1,300.00	-293.83
Legal & Professional			
Audit	1,500.00	150.00	1,350.00
Engineer	1,905.00	1,500.00	405.00
Legal Fees	0.00	2,000.00	-2,000.00
Total Legal & Professional	<u>3,405.00</u>	<u>3,650.00</u>	<u>-245.00</u>
Miscellaneous Expense	0.00	25.00	-25.00
New Equipment	0.00	10,000.00	-10,000.00
Treatment Plant			

Bridgewater Township Sewer Operation Profit & Loss Budget vs. Actual

April 1 through October 6, 2016

	Operation - Sewer		
	Apr 1 - Oct 6, 16	Budget	\$ Over Budget
Building & Grounds Maintenance	1,265.00	2,000.00	-735.00
Chemicals	3,187.25	4,000.00	-812.75
Diesel Fuel/Propane	0.00	1,000.00	-1,000.00
Electricity	7,123.70	15,000.00	-7,876.30
Equipment Repairs	562.97	7,500.00	-6,937.03
Generator Maintenance Contract	0.00	1,200.00	-1,200.00
NPDES Permit	0.00	2,000.00	-2,000.00
Phone Service	238.30	400.00	-161.70
Plant Operator	15,600.00	31,200.00	-15,600.00
Sludge Handling & Disposal	0.00	3,500.00	-3,500.00
Supplies	0.00	300.00	-300.00
Total Treatment Plant	27,977.22	68,100.00	-40,122.78
Total Expense	49,905.48	99,175.00	-49,269.52
Net Ordinary Income	17,888.33	2,625.00	15,263.33
Other Income/Expense			
Other Expense			
Contingencies/Reserves	0.00	2,625.00	-2,625.00
Washtenaw Cty Debt Svc			
Accounting Charges	0.00	0.00	0.00
Agent Fees	0.00	0.00	0.00
Interest	0.00	0.00	0.00
Principal	0.00	0.00	0.00
Total Washtenaw Cty Debt Svc	0.00	0.00	0.00
Total Other Expense	0.00	2,625.00	-2,625.00
Net Other Income	0.00	-2,625.00	2,625.00
Net Income	17,888.33	0.00	17,888.33

Bridgewater Township Fee Schedule

Adopted: _____, 2016

	NON-REFUNDABLE FEE	ESCROW DEPOSIT
ZONING BOARD OF APPEALS		
Appeal of Administrative Decision-Residential	Not applicable	\$750.00
Appeal of Administrative Decision-Business	Not applicable	\$1,000.00
Variance-Individual Residential	Not applicable	\$750.00
Variance-Business	Not applicable	\$1,000.00
<p>Escrow funds will be used to cover estimated costs of the engineer, planner and for legal, if any, and for all other actual costs incurred by the Township in processing any applications before the Zoning Board of Appeals including, without limitation, any costs for any special meetings and any publication costs. Any costs in excess of the stated escrow amounts shall be paid prior to the applicant receiving a final decision from the ZBA. If costs are less than the escrowed amounts, the escrow balance shall be returned to the applicant.</p>		
REZONING-MAP CHANGES		
All Commercial, Industrial, Subdivision, Condominium	Not applicable	\$3,000.00
All Others	Not applicable	\$2,500.00 per parcel for first 5 acres plus \$125.00 per acre over 5 acres
<p>Escrow funds will be used to cover estimated costs of the engineer, planner and for legal, if any, and for all other actual costs incurred by the Township in processing any applications rezoning map changes including, without limitation, any costs for special meetings, publication and providing required notices. Any costs in excess of the stated escrow amounts shall be paid prior to the applicant receiving a final decision from the Township. If costs are less than the escrowed amounts, the escrow balance shall be returned to the applicant.</p>		
ZONING ORDINANCE TEXT CHANGES		
Application fee	Not applicable	\$1,500.00
<p>Escrow funds will be used to cover estimated costs of the engineer, planner and for legal, if any, and for all other actual costs incurred by the Township in processing any applications rezoning text changes including, without limitation, any costs for special meetings, publication and providing required notices. Any costs in excess of the stated escrow amounts shall be paid prior to the applicant receiving a final decision from the Township. If costs are less than the escrowed amounts, the escrow balance shall be returned to the applicant.</p>		

LAND DIVISION		
Land Division	\$175.00	Not applicable
Additional per split (when submitted same time)	\$50.00	Not applicable
Additional reviews (when surveys are incorrect)	\$100.00 plus \$25.00 per additional split	Not applicable
Processing Boundary Adjustments	\$225.00	Not applicable
SPECIAL MEETINGS-APPLICANT REQUEST		
Township Board	\$400.00	Not applicable
Planning Commission	\$600.00	Not applicable
DEVELOPMENTAL - SPECIAL LAND USE APPLICATION (Medium and multiple density housing, subdivisions, mobile home parks, site condo projects, wireless communications towers, commercial development, mineral extraction and light industrial development)		
Special Land Use Application	Not applicable	\$5,00.00 per parcel for first 10 acres plus \$125.00 per acre over 10 acres
Revisions to application within 6 months	Not applicable	\$1,500.00
Escrow funds will be used to cover estimated costs of the engineer, planner and for legal, if any, and for all other actual costs incurred by the Township in processing any special land use applications including, without limitation, any costs for pre-application conferences, special meetings, publication and providing required notices. Any costs in excess of the stated escrow amounts shall be paid prior to the applicant receiving a final decision from the Township. If costs are less than the escrowed amounts, the escrow balance shall be returned to the applicant.		
DEVELOPMENTAL - SITE PLAN APPLICATIONS (Medium and multiple density housing, subdivisions, mobile home parks, site condo projects, wireless communications towers, commercial development, mineral extraction and light industrial development. Applicants shall pay all direct costs associated with their application.)		
Site plan application/review	Not applicable	\$5,500.00 per parcel for first 10 acres plus \$125.00 per acre over 10 Acres
Revisions to Site Plan within 6 months	Not applicable	\$1,500.00
Certificate of Zoning Compliance All Developmental/Business applications	\$300.00	Not applicable

Escrow funds will be used to cover estimated costs of the engineer, planner and for legal, if any, and for all other actual costs incurred by the Township in processing any site plan applications including, without limitation, any costs for pre-application conferences, special meetings, publication and providing required notices. Any costs in excess of the stated escrow amounts shall be paid prior to the applicant receiving a final decision from the Township. If costs are less than the escrowed amounts, the escrow balance shall be returned to the applicant.

RESIDENTIAL

Special Land Use Application	Not applicable	\$750.00
Certificate of Zoning Compliance (build, add, rebuild, garages/pole barns)	Not applicable	Not applicable
Waiver of Zoning Compliance (reshingle, reside)	Not applicable	Not applicable
Certificate of Zoning Compliance (Fencing non ag. & decks)	Not applicable	Not applicable
Site Plan	Not applicable	\$250.00
Ponds-Section 1228 of Zoning Ordinance- Bond Amount	Not applicable	Not applicable

Escrow funds will be used to cover estimated costs of the engineer, planner and for legal, if any, and for all other actual costs incurred by the Township in processing any special land use or site plan review for a single family residence including, without limitation, any costs for pre-application conferences, special meetings, publication and providing required notices. Any costs in excess of the stated escrow amounts shall be paid prior to the applicant receiving a decision from the Township Board. If costs are less than the escrowed amounts, the escrow balance shall be returned to the applicant.

**MINERAL EXTRACTION OPERATIONS (effective April 13, 2004)
(Reference to complete Mineral Extraction Fee Schedule for details)**

Pre-Application, Application and First Annual License Cost	Not applicable	\$10,000.00
Annual Inspection Cost (payable at time of license issuance)	Not applicable	\$5,000.00
License Renewal Cost	Not applicable	\$5,000.00
Variance Application Review Cost	Not applicable	\$5,000.00
Amendment Cost	Not applicable	\$5,000.00
Appeal Fee	Not applicable	\$1,000.00

Escrow funds will be used to cover estimated costs of the engineer, planner and for legal, if any, and for all other actual costs incurred by the Township in processing any mineral extraction license applications, performing annual inspections, reviewing license renewals, reviewing variance requests, processing amendment requests and processing any appeal, including, without limitation, any costs for pre-application conferences, special meetings, publication and providing required notices. Any costs in excess of the stated escrow amounts shall be paid prior to the applicant receiving a final decision from the Township. If costs are less than the escrowed amounts, the escrow balance shall be returned to the applicant.

PLANNED UNIT DEVELOPMENT (PUD)

Application through final PUD review

Not applicable

\$5,000.00

Escrow funds will be used to cover estimated costs of the engineer, planner and for legal, if any, and for all other actual costs incurred by the Township in processing any plan unit development application including, without limitation, any costs for pre-application conferences, special meetings, publication and providing required notices. Any costs in excess of the stated escrow amounts shall be paid prior to the applicant receiving a final decision from the Township. If costs are less than the escrowed amounts, the escrow balance shall be returned to the applicant.

PRIVATE ROADS (Private Roads includes Extension to Existing Private Roads)

Application for Private Road

Not applicable

\$5,000.00

Application for Variance

Not applicable

\$1,500.00

Inspection Fees

Not applicable

\$1,500.00

Escrow funds will be used to cover estimated costs of the engineer, planner and for legal, if any, and for all other actual costs incurred by the Township in processing any private road applications, inspecting any private roads for compliance with Township ordinances and for processing any variance requests including, without limitation, any costs for pre-application conferences, special meetings, publication and providing required notices. Any costs in excess of the stated escrow amounts shall be paid prior to the applicant receiving a decision from the Township Board. If costs are less than the escrowed amounts, the escrow balance shall be returned to the applicant.

FREEDOM OF INFORMATION REQUESTS

Duplication of records

\$0.25 per page

Not applicable

Other duplication

Actual cost incurred

Not applicable

Mailing Envelopes (small)

\$3.00

Not applicable

Mailing Envelopes (large)

Actual cost incurred

Not applicable

Hourly Labor Wage

\$13.00 per hour

Not applicable

Hourly Wage is incurred when gathering information for viewing only.

Deposit-If the anticipated charges for a requested record will exceed \$50.00, a good faith deposit of one half of the total anticipated charges shall be required.

Waiver of Fees—If an individual submits an affidavit stating that he or she is receiving public assistance or is able to state facts showing inability to pay fees because of indigency, a copy of a public record shall be furnished without charge for the first \$20.00 of the fee for each request.

OTHER FEES NOT LISTED ABOVE

Addressing	\$50.00 per address	Not applicable
Sign Permit	\$50.00 per sign	Not applicable
Temporary Building or Dwelling removal deposit	\$100.00	\$1,000.00
Zoning Books	\$25.00 plus mailing fee \$5.00	Not applicable
Design Standard	\$50.00 plus mailing fee \$5.00	Not applicable
Master Plan	\$25.00 plus mailing fee \$5.00	Not applicable

ORDINANCE NO. 67-_____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF BRIDGEWATER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

Pursuant to the authority vested in it by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, Bridgewater Township, Washtenaw County, Michigan ordains the following amendments to Section 11.38 (Wireless Communication Facilities) of the Bridgewater Township Zoning Ordinance No. 67 to update the height, setback, and other standards and approval requirements for private towers/antennae for amateur (HAM) radio, TV reception, private wireless Internet, and similar facilities.

[Additions are shown in blue underlined text, and deletions are shown in ~~red-strikethrough~~ text]

BRIDGEWATER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:

SECTION 1.

Section 11.38, subsection "C" (Type of Review Required) is hereby amended to revise the approval requirements for certain types of private towers and antennae under the "Amateur Radio Antennae and Similar Facilities" category, as follows:

Section 11.38 Wireless Communication Facilities.

C. Type of Review Required.

Wireless communications facilities shall be reviewed in accordance with the following:

Type of Wireless Communications Facility	Required Review and Approval		
	Planning Commission	Zoning Administrator	Exempt
NEW TOWERS AND ANTENNAE			
Construction, alteration or enlargement of a wireless communication tower.	●		
Antenna(e) installation on an existing principal building or accessory structure that includes use of a ground equipment enclosure area outside of the existing building or structure.	●		
Antenna(e) installation on an existing principal building or accessory structure where all accessory equipment is installed within the existing building or structure.		●	
EXISTING TOWERS			
Alteration or enlargement of a wireless communication tower conforming to maximum height requirements that includes an increase in the overall tower height by more than 20 feet or 10% of its original height, whichever is greater. Also see Section 60.26F (Special Provisions for Review of Certain Alterations and Collocations).	●		

Type of Wireless Communications Facility	Required Review and Approval		
	Planning Commission	Zoning Administrator	Exempt
Alteration or enlargement of a wireless communication tower conforming to maximum height requirements and without increasing the overall tower height by more than 20 feet or 10% of its original height, whichever is greater.		●	
Expansion of a previously approved ground equipment enclosure to a total area greater than 2,500 square feet. Also see Section 60.26F (Special Provisions for Review of Certain Alterations and Collocations).	●		
Expansion of a previously approved ground equipment enclosure area to a total area less than or equal to 2,500 square feet.		●	
Construction or expansion of equipment building(s) within an approved ground equipment enclosure.		●	
Collocation of new antennae on an existing tower conforming to maximum height requirements that includes an increase in the overall tower height by more than 20 feet or 10% of its original height, whichever is greater. Also see Section 60.26F (Special Provisions for Review of Certain Alterations and Collocations)	●		
Collocation of new antennae on an existing tower conforming to maximum height requirements and without increasing the overall tower height by more than 20 feet or 10% of its original height, whichever is greater.		●	
Installation of new ground equipment within an approved ground equipment building or enclosure.		●	
SATELLITE DISH ANTENNAE			
Installation of a satellite dish antenna with a diameter of less than 1.5 meters.			●
Installation of a satellite dish antenna with a diameter 1.5 meters or larger.		●	
AMATEUR RADIO ANTENNAE AND SIMILAR FACILITIES			
Installation of an amateur radio transmission and or reception antenna or antenna structure up to a maximum height of 60-65.0 feet.		●	
Installation of any amateur radio transmission and or reception antenna or antenna structure, <u>short wave facility, contractor's business antenna structure, television reception antenna, wireless Internet antenna or similar facility</u> that exceeds 60-65.0 feet in height, or exceeds the maximum permitted height in the zoning district.	●		

Type of Wireless Communications Facility	Required Review and Approval		
	Planning Commission	Zoning Administrator	Exempt
Installation of a citizen band radio base station antenna structure, <u>short wave facility</u> , contractor's business antenna structure, television reception antenna, or wireless Internet antenna for personal use , or similar facility exceeding 14 feet in height, up to the a maximum permitted height in the zoning district of 65.0 feet.		●	
Installation of <u>a citizen band radio base station antenna structure</u> , short wave facilities, <u>contractor's business antenna structure</u> , amateur radio reception-only antenna, television reception antenna, or wireless Internet antenna or similar facility up to a maximum height of 14 feet.			●
Installation of municipal and other facilities subject to federal or state preemption of local authority.			●
OTHER PROJECTS			
Repair, service or maintenance of an existing wireless communications facility, provided that all work is in compliance with approved plans, permits and applicable codes.			●
Telecommunication facilities as defined by the METRO Act (P.A. 48 of 2002, as amended).			●

SECTION 2.

Section 11.38, subsection "L" (Standards for Amateur Radio Antennae) is hereby retitled and amended to revise the yard standards and limitation on the number of permitted amateur radio antennae on a lot, as follows:

Section 11.38 Wireless Communication Facilities.

L. Standards for Amateur Radio Antennae and Similar Facilities:

Amateur radio antennae, short wave facilities, citizen band radio base station antennae, contractor's business antennae, television reception antennae, wireless Internet antennae, and similar facilities shall be permitted in any zoning district, subject to approval per Section 11.38C (Type of Review Required) and the following standards:

1. Such antennae shall be accessory to a principal building or land use on the same lot, ~~and shall be located in the rear yard area outside of any required yard setback area, and shall be limited to lots with adequate lot area to accommodate the minimum requirements of this subsection.~~
- ~~2. Amateur radio antennae shall be limited to lots with adequate lot area to accommodate the minimum requirements setback of this subsection.~~

Draft Date: August 9, 2016

- ~~3. A maximum of one (1) amateur radio antenna shall be permitted per zoning lot, with a minimum setback from all lot boundaries equal to one hundred percent (100%) of its height.~~
- 4.2. A minimum setback from all lot boundaries shall be required equal to one hundred percent (100%) of the overall height of the facility. For retractable, telescoping, or tilt-down antennae, the height and minimum required setback distance shall be ~~equal to established by~~ the height of the antenna structure in the "down" or retracted position. Such antennae shall be maintained in the "down" or retracted position when not in use.

SECTION 3.

All ordinances and amendments thereto that are in conflict with this Ordinance are hereby repealed.

SECTION 4.

Adopted by the Township Board of Trustees for Bridgewater Township, Washtenaw County, Michigan, at a meeting of the Township Board held on the _____ day of _____, 20____. This ordinance shall become effective on the eighth (8th) day following publication thereof.

Dated: _____, 20____ _____
Ron Smith, Supervisor

Laurie Fromhart, Clerk

CERTIFICATION

The above Ordinance No. _____ was adopted at a meeting of the Bridgewater Township Board of Trustees on the _____ day of _____, 20____; and published in the _____, a newspaper of general circulation in Bridgewater Township, Washtenaw County, Michigan on the _____ day of _____, 20____.

Laurie Fromhart, Clerk
Bridgewater Township Clerk