

Bridgewater Township Planning Commission Minutes - Approved

I. 8- Oct-12 meeting called to order 7:02 P.M. by Dave Horney

II. Roll Call

Wes Cowden	Laurie Fromhart	Ron Smith
Dave Horney	Mark Iwanicki	Tom Wharam

III. Citizen Participation

- Cal Messing of 89991 Neal Rd – Asked about the status of the Steffen event barn. Dave Horney said that the Steffen's stopped pursuing the purchase of the property for other reasons
- Barb McClure of 302 N. Wyandotte, Tecumseh – asked about what transpired on the Steffen event barn; Dave Horney went through the details of the events. Laurie Fromhart said that the meeting minutes from the September meeting would be on-line within a week
- Rodney Nanney explained what the property would have been a limited business use and what that meant
- Bill DeGroot explained about the free preliminary meeting with the planners and Dave Horney and/or Laurie Fromhart
- Colleen Ream of 8292 O'Dowling Dr., Onsted - asked about the fire inspection. Rodney Nanney explained that the fire inspection does not have to be done before the application but can be done anytime

IV. Review and Approve Agenda

- Motion to accept the agenda as presented – Laurie Fromhart
- Second to motion – Mark Iwanicki
- Vote – unanimous

V. Approval of Minutes

- Motion to approve minutes from 10-Sep-12 as presented – Ron Smith
- Second to motion – Wes Cowden
- Vote – unanimous

VI. Public Hearings

- None

VII. Old Business

A. Continuation of zoning ordinance review

- The public hearing will be held on 14-Jan-13
- Paper copies of the proposed ordinance will be available in Saline, Clinton and Manchester public libraries as well as the township hall. A digital copy will be on the Bridgewater Township web site
- The board can just adopt the ordinance after the PC public hearing. They can adopt with their own changes or send it back to the PC for revision
- Biofuel production facility must be allowed on farms, up to 100,000 gal/yr; up to 500,000 gal/yr with a special use approval. The crop does not have to be grown on the farm. The product does not have to be used on the farm. This will be added to the ordinance per state law

VIII. New Business

A. Training

- Dave Horney asked for suggestions on possible training. Liability and current trends were two suggestions
- Education on the enforcement of the ordinance. Education on the revision of the master plan
- Bill DeGroot suggested having Fred Lucas attend any training on liability. Defensible ordinances are a possibility also
- Might need basic training because of the changes in the PC after November
- Dave Horney asked Rodney Nanney to put a priority on the training classes. The master plan training would be top priority
- Any items of concern in the master plan should be brought up as soon as possible
- Dave Horney suggested a training session with the ZBA and Carl Macomber for enforcement of the ordinance
- A training session should be a special meeting so that there is enough time to train
- The public is welcome to attend any training sessions, meetings must be noticed as such
- Try to schedule training so multiple groups can benefit, (board, ZBA, PC, Carl)
- The zoning administrator is the first contact on the interpretation of the right to farm act
- Buildings must always meet the set back requirements, even under the right to farm act
- Cannot selectively enforce the zoning ordinance, need to know what and how to enforce the ordinance
- The new ordinance will be updated yearly and approved by the board

IX. Communications

A. Report from Zoning Administrator – Carl Macomber

- There was nothing to report

B. Report on 4-Oct-12 Board of Trustees meeting – Laurie Fromhart

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

X. Informational Items

- None

XI. Public Comment

- None

XII. Adjournment

- Next meeting: 12-Nov-12 at 7:00 P.M.
- Motion to adjourn – Laurie Fromhart
- Second to motion – Dave Horney
- Vote – unanimous

Meeting adjourned at 8:57 P.M.