

Bridgewater Township Planning Commission Minutes – Approved

I. 10-Oct-11 meeting called to order 7:01 P.M. by Dave Horney

II. Roll Call

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

III. Citizen Participation

- None

IV. Review and Approve Agenda

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

V. Approval of Minutes

- Motion to approve minutes from 12-Sep-11 as presented – Tom Wharam
- Second to motion – Dave Horney
- Vote – unanimous

VI. Public Hearings

- None

VII. Old Business

A. Remand of WCPARC Riverbend Preserve zoning request

- Rodney Nanney gave a short description of how the new findings of fact came about
- The content remains the same; the wording is condensed to make it more defensible
- The four arguments that are in Fred Lucas' letter will be in the findings of fact
- Ron Smith stated that he felt that the emotion of the township is lost in the new findings of fact
- Laurie Fromhart would like to abstain from voting due to being an adjacent property owner which causes a conflict of interest
- Motion to accept Laurie's reasons for abstaining – Mark Iwanicki
- Second to motion – Dave Horney
- Vote – unanimous
- Motion to recommend ~~DENIAL of to the township board~~ DENIAL of the County Parks Rezoning Application for the following reasons: – Tom Wharam

1. The site is presently in violation of the township's zoning ordinance, as evidenced by the posting on the County's website (http://www.ewashtenaw.org/government/departments/parks_recreation/), which as of March 14, 2011 described the site as parkland in clear violation of the township's existing agricultural zoning.
2. The application does not meet the intent statement of Section 400 of the Conservation Preservation District because it demonstrates an intent to develop the land as a park, contrary to the definition of a nature preserve as found in Section 200 of the zoning ordinance.

A nature preserve is intended to protect and preserve lands in their natural state. The

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application filed by the County indicates a plan to develop the land with park amenities such as kiosks, signage, observation decks, boardwalks, bridges, and developed and improved trails which would disturb the natural features on the site.

3. The proposed rezoning is inconsistent with the provisions of Section 401. A.4. of the Conservation Preservation District because what the County has proposed is beyond the scope of the use of the property as a nature preserve. The activities envisioned by the County for the site and the development proposed to support those activities will interfere with and detract from the protection and maintenance of the land in its natural condition. Developing the land in the manner proposed by the County, including the erection of structures for park purposes, will increase pedestrian and vehicular traffic and ultimately result in use intensities beyond those permitted in a nature preserve.
4. Because the use being proposed is more in the nature of a park and not a conservation area, security issues, not relevant to a nature preserve but relevant to a park, are not addressed in the site plan. The more intensive park use proposed by the County creates safety issues, which are not addressed; and which would not need to be addressed if the site was being developed as a nature preserve as that term is defined in this ordinance.

For example, the site plan and application submitted by the County fails to provide any indication of how the site will be secured from persons entering the site after the posted hours. There is also no indication on either the application or site plan of how neighboring parcels will be protected from visitors trespassing onto neighboring lands.

- Second to motion – Dave Horney

Gary Baetens - yes Wes Cowden - yes Laurie Fromhart - abstain Ron Smith - yes
Dave Horney - yes Mark Iwanicki – yes Tom Wharam - yes

- Motion to move ahead New Business in reverse order – Laurie Fromhart
- Second to motion – Ron Smith
- Vote – unanimous

~~B. Continuation of special meeting zoning ordinance review~~

- ~~• There was insufficient time to continue reviewing the zoning ordinance~~

VIII. New Business

C. Baker A license renewal

- Chip gave an overview of what is being proposed on the Baker property
- Chip will give a tour of the property, his phone number is 419 466-9648
- Stansley's is done mining, they are now working on reclamation
- The Baker's would like to flatten out the topography leading to the lake
- Stansley's would like to renew the plan for five more years to make the additional changes
- Will change grading, pond depth and schedule
- The Baker's will own the property after reclamation is complete
- Only the Baker's adjacent property will be affected by the moving of earth
- Various PC members will tour the facility

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- Would like to schedule the public meeting for November
 - Laurie Fromhart will send out the notices to the property owners and the news papers
 - Motion to move schedule a public meeting hearing for 14-Nov-11 – Laurie Fromhart
 - Second to motion – Mark Iwanicki
 - Vote – unanimous
- Citizen Participation
 - Malinda Trout 12285 Fisk Road – would like to know the number of farm animals that can be kept on a farm
 - Current farm is 65 acres, will be going down to 15 acres
 - Laurie Fromhart suggest that Malinda look at the Right to Farm act
 - Bill DeGroot suggested that Malinda look at the Michigan Agricultural Department web site and inspect for best farm practices to determine how many animals can be raised
 - Bill DeGroot will help if needed
- B. HAROM/High Scope
- The application was not complete, the use is not a continuation of the legal non-conforming use SLU and does not meet zoning ordinance
 - Bill DeGroot discussed the four options available
 - They can also wait until the new zoning ordinance is approved, this would be the preferred option
 - Need to figure out what the property can be used for
 - Rezoning with new PSP is the best solution
 - For a legal non-conformity, the property must used for youth education
 - Bill DeGroot and Rodney Nanney identified what is currently possible
 - The monks must decide what they want to do; can move into residence now
 - HAROM must amend or withdraw application
 - PC received application and it is under review
- A. Special meetings schedule?
- Special meetings will be discussed at the next regular meeting

IX. Old Business

A. Continuation of special meeting zoning ordinance review

- There was insufficient time to continue reviewing the zoning ordinance

X. Communications

A. Report on 6-Oct-11 Board of Trustees meeting – Laurie Fromhart

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

B. Report from Zoning Administrator – Carl Macomber

- There was no report from the Zoning Administrator

XI. Informational Items

Meeting date: 10-Oct-11 ~~10-Oct-11~~

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- None

~~XII~~ XII Public Comment

- None

~~XIII~~ XIII Adjournment

- Next meeting: 14-Nov -11 at 7:00 P.M.
- Motion to adjourn – Laurie Fromhart
- Second to motion – Wes Cowden
- Vote – unanimous

Meeting adjourned at 9:03 P.M.

APPROVED

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