

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

II. Roll Call

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

III. Citizen Participation

- Per Wickstrom, CEO of TIA Corp., made an offer on the High Scope property.
- Contingent on PC approval
- Will be used for an alcohol, drug and gambling rehabilitation organization
- Private, pay program, median age is 22
- www.stopyouraddiction.com
- Is a for-profit organization
- Has a facility in Battle Creek, since June 2008
- Just wants to present themselves to the board
- Laurie Fromhart explained to Per what has to be done, that special land use is needed, can meet with Pennington, DeGroot & Nanney is desired
- Needs a new special land use since it is a little different from the previous owner;
- Can either amend the current SLU or void the old one and start fresh
- Tony Caprarese, real estate agent for High Scope spoke on the sale of the property

IV. Approval of Agenda

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

V. Approval of Minutes

- Motion to approve minutes from 13-Sep-10 as amended – Tom Wharam
- Second to motion – Jeff Simkiss
- Vote – unanimous

VI. Public Hearings

- None

VII. Old Business

A. Update on Aaron Enzer ACE-E, LLC SLU Application

- Aaron Enzer sent a letter to Laurie Fromhart (on file)
- Bill DeGroot asked about the leeway to the site plan
- There was discussion on the parking for employees and if there would be any changes to the property
- Don Pennington suggested that the public hearing be set
- Laurie Fromhart recommended that the public hearing be set for December's meeting, due to the upcoming elections
- Bill DeGroot will contact Enzer on the behalf of the PC to introduce themselves
- Motion to set a public hearing for the Aaron Enzer SLA for the 13-Dec-10 PC meeting – Mark

Iwanicki

- Second to motion – Jeff Simkiss
- Vote – unanimous

VIII. New Business

A. Washtenaw County Parks and Recreation Commission Rezoning Application for the Griewahn and Grzesiak properties

- Laurie Fromhart explained that the application is not complete, can have a pre-application meeting with the planners by calling Pennington, DeGroot & Nanney
- Washtenaw County Parks and Recreation Commission would like to have the properties rezoned before next summer.
- Tom Freeman, Washtenaw County Parks and Recs. Showed an aerial photo of the properties (to be called ‘Riverbend Preserve’)
- 10 – 12 acres is currently being farmed
- Don Pennington asked about flood plains; there are some flood areas, river will be left in its current state
- Laurie Fromhart asked about purchasing the barn and associated property
- Tom Freeman explained that the conservatory cannot spend funds on buildings up-keep
- WCPR says they have no plans to add a boardwalk
- Bill DeGroot said that a plan for the walkway should be brought to the pre-app meeting
- One parking lot, with kiosk showing rules and trails
- Web site currently shows the property as a preserve, **Tom Freeman will update the web site**

B. Zoning Ordinance Table of Contents Draft for Discussion

- Bill DeGroot discussed the proposed zoning ordinance outline and table of contents with the intent to make the zoning ordinance more readable and useable
- Pennington, DeGroot & Nanney explained what the new zoning ordinance will look like
- Bill DeGroot handed out Article One
- **All members should review this for the November meeting**
- Questions should be sent to Bill DeGroot directly and he will reply directly. According to the Open Meetings Act, cannot have a discussion outside of the meeting. **Thus, do not use ‘Reply All’.** Questions should be sent to Pennington, DeGroot & Nanney at least one week prior to the Planning Commission meeting.

IX. Communications

A. Report on 7-Oct-10 Board of Trustees meeting – Jolea Mull

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

B. Report on 8-Sep-10 SWWCOG & MCJPC Meeting – Laurie Fromhart

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

C. ZBA meeting – Dave Horney

- There was no ZBA meeting to report.

Bridgewater Township Planning Commission Minutes - Approved

D. Report from Zoning Administrator – Laurie Fromhart

- Laurie reported on the report from Carl Macomber
- The minutes are on record

X. Informational Items

- Jolea Mull introduced ~~Dave Baetens~~Gary Baetens as the yet to be appointed Planning Commission member

XI. Public Comment

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XII. Adjournment

- Next meeting: 8-Nov-10 at 7:00 P.M.
- Motion to adjourn – Mark Iwanicki
- Second to motion – Laurie Fromhart
- Vote – unanimous

Meeting adjourned at 9:03 P.M.

APPROVED