

Bridgewater Township Planning Commission Minutes - Approved

I. 13-OCT-08 meeting called to order 7:33 P.M. by Laurie Fromhart

II. Roll Call

Chris Brown	Dave Faust	Laurie Fromhart
Dave Horney	Mark Iwanicki	Tom Wharam

III. Citizen Participation

- None

IV. Approval of Agenda

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

V. Approval of Minutes from 8-SEP-08

- Motion to approve minutes as amended – Tom Wharam
- Second to motion – Dave Faust
- Vote - unanimous

VI. Communications

A. Report on October 2, 2008 Board of Trustees Meeting – Dave Faust

- Minutes of the board were presented
- Minutes are on record

B. Report on September 10, 2008 SWWCOG & MCJPC Meetings – Laurie Fromhart

- Copies of the minutes were handed out and discussed

VII. Public Hearings

A. The Planning Commission held a public hearing to hear comment on proposed amendments to various sections of the zoning ordinance regarding flag lots and shared drives.

1. Presentation
2. Consultant Comments/Planning Commission Comments
3. Public Comment (Memo from Township Assessor Mary Rider)
4. Public Hearing Closed
5. Planning Commission Discussion/Action

- There was discussion on the assessment and taxes of property that this proposed change would affect based upon the note from Mary Rider dated 19-SEP-08
- The planning commission needs to have input from an assessor
- Dave explained that the tax liability for the proposed shared driveway should be no different than the current shared driveway
- Open public hearing @8:05
- No public comment
- Closed public hearing @8:06

- Motion to layover until we can gather further information from the assessor – Mark Iwanicki
- Second to motion – Dave Horney
- Vote – unanimous

VIII. Old Business

A. Washtenaw County Natural Areas Preservation Program – Ervin/Stucki Nature Preserve
Application for preliminary and final site plan review for driveway, parking lot, boardwalk and observation deck.

- Received application from county for final review of the Ervin-Stucki Preserve
- Sally walked through the memo from Carlisle/Wortman Associates dated 7-OCT-08
 - The memo is on record
 - Stated that WCP&R did not have a preliminary review and the board must decide on the proper action
 - There are two areas, AG (Agricultural) and CP (Conservation-Preservation)
 - WCP&R needs to supply a scaled dimensioned plan for observation structure
 - WCP&R needs to apply a variance for the setback on the observation structure
 - The boardwalk is not a structure but is an elevated walkway
 - WCP&R needs to add the wetlands to the plans
 - WCP&R needs to add the 100 year flood to the plans
 - WCP&R needs to supply the permit for driveway
 - WCP&R needs a variance for driveway
 - The planning commission needs to determine number of parking spaces
 - WCP&R needs a variance for the parking lot because of the 20' greenbelt on north and south easements
 - WCP&R needs to add the dimensions of park entrance sign to the plans
- Marcus McNamara walked through memo from OHM Engineering Advisors dated 3-OCT-08 of items which are missing from the site plans
 - The memo is on record
 - Parcels 'A', 'B', and 'C' shall be clearly labeled on the cover sheet.
 - It appears the 'floating' boardwalk will be used by mowers and other maintenance equipment to access the west side of the site. Load calculations shall be supplied to verify the boardwalk is properly designed for these anticipated loads.
 - The plans shall clarify if the preserve is to have access seasonally, or year round. If access is intended to be seasonal, we recommend the entrance be gated.
 - A schedule for anticipated maintenance shall be added to the plan. This shall include mowing; refuse pick up, and any other expected maintenance such as lot grading.
 - The overhead clearance callout and general note number 15 on Sheet C-2 are not consistent.
 - Clinton Road is labeled as 'Parker Road' of Sheet C-3.
 - The following permits shall be forwarded to our office for the project file.
 - Michigan Department of Environmental Quality (MDEQ) and United States Army Corp of Engineers (USACE) joint permit for activities in the wetlands and in proximity to the river.
 - Washtenaw County Road Commission (WCRC) for the all work in the Clinton Road right-of-way.
 - Washtenaw County Soil Erosion Control Permit. The parcels should be clearly labeled
 - Scheduled maintenance should be on site plan
- Coy Vaughn from WCP&R responded:
 - Applications have been applied for
 - Wants preliminary approval tonight, final next week
 - Verbally responded to 6 items in Sally's list
 - Hours – dawn to dusk

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- WCP is responsible for maintenance; work with local farmers; parking lots are not plowed
- Limited access for cars and people is intended
- Intend not to interfere with or detract from CP; Laurie disagreed stating the boardwalk is not intended for CP
- Fires are prohibited except prescribed burns
- Plan to work with farmer to allow working of land
- Discussion of the board included:
 - Laurie did not agree with WCP&R not getting permits before building
 - Laurie verbally reviewed past planning commission and board minutes on what was stated to be done and what was actually done
 - Dave Horney asked about other residents input; Dave Faust responded with affirmative
 - Letter from Bridgewater township gave zoning compliance for parking lot & driveway; valid for 6 months only unless got a permit
 - Parking lots are normally for 4-6 cars
 - Dave Horney asked if what was built is what was planned; Coy Vaughn said yes
 - Dave Faust said that the boardwalk is in the AG easement, not the CP easement, so it is allowed
 - Ervin's owns the easement property, county has permanent rites of easement, WCP&R do not need permission to build since it is an access easement
 - Coy would like to see any citizen input that is on public record
- Motion to grant preliminary approval conditioned on township receiving permits (modified DEQ, road commission, soil erosion, building) and ZBA variance approvals (observation structure, driveway and greenbelt) including Carlisle/Wartman comments from 7-Oct-08 and OHM Engineer Advisors comments from 3-Oct-08 – Dave Faust
- Second to motion – Mark Iwanicki
- Vote – unanimous

B. Private Community Wastewater Systems Ordinance

- Similar to Freedom Township's ordinance
- Marcus will look into what a certified operator is
- Dave commented on that there are two types of systems (over and under 20,000 gallon); want to make sure that we can regulate both
- Need to be able to regulate where the plant can be located
- Everyone needs to review proposed and Washtenaw's PCWS rules (ewashtenaw.org)
- Send questions to Laurie by 27-Oct-08 so she can forward them to Marcus
- Mark Iwanicki will get a copy to Glen Burkhart for review
- Motion to layover until next month while members have had time to review and send questions to Laurie – Dave Faust
- Second to motion – Mark Iwanicki
- Vote – unanimous

C. Conservation Preservation Ordinance

- Could make structures and buildings special land uses
- Could have two districts, CP and special land use (which require public input)
- Carl Macomber needs an approved site plan before he can approve
- Sally will draft a recommendation for a definition of a structure, a deck and passive recreation

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- Sally will draft changes to the CP district to include special land uses
- Restriction of easements was discussed
- Motion to layover until next month awaiting proposed changes from Sally– Tom Wharam
- Second to motion – Dave Horney
- Vote – unanimous

D. MCJPC Natural Features Chapter – Discuss and provide feedback to the MCJPC.

- Laurie reviewed changes to the MCJPC chapter on Natural Resources
- Members should pass on comments to Laurie

IX. New Business

A. Goals and Objectives of Planning Commission

1. Planning Commission By-Laws
 - Tom handed out the currently adopted the By-laws and Rules of Procedure
 - Sally said that the new State Planning Commission rules may affect us
 2. Update Zoning Ordinance Books
 - Need to be updated
 - Discussed options of how to do this
 - Must update the current book so we can compare against the new book
 3. Update Zoning Ordinance
 - Sally can provide us with a sample copy
 - MTA web site may have a sample copy
 4. Implement Recommendations from Master Plan
 5. Inventory of Special Land Uses
 - These should be review yearly to see if they are still needed
 6. Training
 - Sally will check on what is available in the budget
- Maybe should add enforcement of zoning ordinances

X. Informational Items

A. Annual Planning Workshop, Wednesday. October 29, 2008 at 7:00 p.m. at Weber's Inn Ann Arbor.

- This meeting has been cancelled

XI. Public Comment

- None

XII. Adjournment

- Next meeting: 10-NOV-08 at 7:30 P.M.
- Motion to adjourn – Mark Iwanicki
- Second to motion – Tom Wharam
- Vote – unanimous

Meeting adjourned at 11:25 P.M.