

## Bridgewater Township Planning Commission Minutes - Approved

I. 14-Oct-13 meeting called to order 6:34 P.M. by Dave Horney

### II. Roll Call

Wes Cowden                      Cal Messing                      Dave Horney  
Mark Iwanicki                  Tom Wharam

### III. Training – started 6:35 P.M.

- Rodney Nanney lead a discussion of Site Plan Reviews
- Rodney Nanney talked about items to look for on a site plan
- Need to know what has been approved for possible future information
- Training closed 7:31 P.M.

### IV. Citizen Participation

- John Kozmalski of 7836 Bethel Church Road; wanted to talk about his application; deferred comment until New Business, A
- Glenn Mitziga of 13260 Clinton Road; asking about River Bend Nature preserve, Washtenaw County Parks and Recreation wants to purchase the Dindoffer property
  - Letter from 30-Sep-13 from the Dindoffer property has been nominated for purchase by the WCPR
  - Wants to be kept informed of what is happening
  - Rodney Nanney suggested that Mr. Mitziga look at the county web site
  - Dave Horney gave his phone number

### V. Review and Approve Agenda

- Motion to accept the agenda as amended – Cal Messing
- Second to motion – Dave Horney
- Vote – unanimous

### VI. Approval of Minutes

- Motion to approve minutes from 9-Sep-13 as amended – Tom Wharam
- Second to motion - Dave Horney
- Vote – unanimous

### VII. Public Hearings

None

### VIII. New Business

#### A. Komalski SLU

- Property is the old Bridgewater Craftsmen building, across the street from Bridgewater Tavern in the hamlet
- Rodney Nanney reviewed the Special Land Use Permit Report
- This is a SLU – needs minor site plan and SLU approval
- Also need to know:
  - The number of employees
  - What is happening with the other buildings on the property

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- Parking (how many or size, barrier free access and parking)
- About signs or exterior lighting
- Access and circulation of people and cars
- No mention of the sewer connection
- Meeting Halls were intentionally left out of the zoning ordinance so churches would not have to be covered, makes it easier to put a meeting hall in the commercial district
- Rodney Nanney suggested setting up a public hearing, information is needed before the application is considered complete
- Motion to set a public hearing for 11-Nov-13 for a SLU on 9045 Austin Rd – Dave Horney
- Second to motion - Wes Cowden
- Vote – unanimous
- Laurie Fromhart will send out the notices for the public hearing

### B. Dindoffer proposal

- Rodney Nanney suggested that we follow the master plan
- The property is not in the proper district, it is in a rural/residential area
- There is a new ordinance since the last time we talked with WCPR
- Both the proposed and old master plans declare this a rural/residential neighborhood area
- The general consensus is that this should remain rural/residential
- The property would have to be rezoned
- Need to check if it is consistent with the zoning and master plans
- Whereas this parcel is not a consistent use with the current township Master Plan, which designates this area for Low Density Agricultural/Residential use
- Whereas this parcel is not consistent use with the proposed master plan update, which designates this area as part of the proposed Agricultural/Rural Residential neighborhood use
- Whereas this parcel offers negligible benefit for the protection of the watershed as only a small corner of the parcel has river frontage
- Whereas this property is currently zoned Agricultural and would need to be rezoned to Conservation-Preservation District.
- Therefore the planning commission recommends against this parcel becoming part of the nature preserve.
- Proposed by Dave Horney
- Second to motion - Wes Cowden
- Roll call Vote – Wes Cowden –yes                      Cal Messing– yes              Dave Horney– yes  
Mark Iwanicki – not present              Tom Wharam- yes

### IX. Old Business

- Motion to extend the meeting – Dave Horney
- Second to motion - Cal Messing
- Vote – unanimous

### A. Master Plan review

- Rodney Nanney introduce Chapter 7 – Land Use Plan
- This will be carried over to next month

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### X. Communications

#### A. Report from Zoning Administrator – Carl Macomber

- No report

#### B. Report on 10-OCT-13 Board of Trustees meeting – Wes Cowden

- Wes Cowden reported on the highlights of the Board of Trustees meeting
- The minutes are on record

### XI. Informational Items

- Dave from the depot wants to purchase the sign in front of the Mann property and move it to his property

### XII. Public Comment

- None

### XIII. Adjournment

- Next meeting: 11-Nov-13 at 7:00 P.M.
- Motion to adjourn – Dave Horney
- Second to motion – Tom Wharam
- Vote – unanimous

Meeting adjourned at 9:15 P.M.

APPROVED