

**BRIDGEWATER TOWNSHIP BOARD OF TRUSTEES MEETING**  
**THURSDAY, NOVEMBER 4, 2021, 7:00 P.M.**  
**BRIDGEWATER TOWNSHIP HALL**  
**10990 CLINTON RD, MANCHESTER, MI 48158**

**AGENDA**

- I. CALL TO ORDER / ESTABLISH QUORUM / PLEDGE ALLEGIANCE
- II. CITIZEN PARTICIPATION
- III. APPROVAL OF BOARD MEETING MINUTES – OCTOBER 7, 2021
- IV. REVIEW AND APPROVE AGENDA
- V. NEW BUSINESS
  - A. WATS 2022 Membership Dues
  - B. Approval of Claims Listing for October 1, 2021 through October 31, 2021
  - C. Zoning Administration and Ordinance Enforcement Services Discussion
  - D. Proposed Solar Energy Zoning Ordinance Amendments – PC Recommendation
  - E. Resolution Honoring Remy Long
  - F. Township Officer’s Salary Resolutions – Compensation Committee Recommendation
  - G. Auditor Services Discussion
- VI. REPORTS & CORRESPONDANCE
  - A. Public Safety Report – Written report from Sheriff’s Department
  - B. Supervisor’s Report
  - C. Assessor’s Report
  - D. Clerk’s Report
  - E. Treasurer’s Report
  - F. Trustees’ Report
  - G. Zoning Administrator’s Report – Written report from Rodney Nanney
  - H. Planning Commission Report – Minutes included in Board packet
  - I. Broadband Task Force Report – Minutes included in Board packet
  - J. Farmland Preservation Board Report
- VII. CITIZEN PARTICIPATION
- VIII. ADJOURNMENT

**Bridgewater Township General Fund**  
**Monthly Expenses**  
 October 2021

Type	Date	Name	Amount
<b>Oct 21</b>			
Bill	10/31/2021	Cardmember Service -SPLIT-	155.87
Bill	10/31/2021	Clayton and Mary Rider Assessing Service -SPLIT-	1,991.67
Bill	10/31/2021	Consumers Energy 5265728 · Maintenance & Utilities	15.00
Bill	10/31/2021	Detroit Edison Company - Hall 5265728 · Maintenance & Utilities	80.05
Bill	10/31/2021	Detroit Edison Company - Street Lights 5440852 · Street lighting	365.62
Bill	10/31/2021	Donald N. Pennington -SPLIT-	960.00
Bill	10/31/2021	Frontier 5265728 · Maintenance & Utilities	108.18
Bill	10/31/2021	Jon Way -SPLIT-	375.00
Bill	10/31/2021	Konica Minolta 5265980 · Building improvement & equipmen	12.68
Bill	10/31/2021	Laurie Fromhart -SPLIT-	81.24
Bill	10/31/2021	Michelle McQueer 5215727 · Clerk supplies & expense	98.02
Bill	10/31/2021	Modern Waste Systems, Inc 5440849 · Clean-up Day	2,649.55
Bill	10/31/2021	Paychex - fees 5215727 · Clerk supplies & expense	186.85
Bill	10/31/2021	Paychex - payroll -SPLIT-	5,254.58
Bill	10/01/2021	RG Wahl-Roehm 5265728 · Maintenance & Utilities	489.99
Bill	10/31/2021	Village of Clinton 5339727 · Fire protection billing expense	7,166.00
Bill	10/31/2021	Village of Manchester 5173811 · Membership fees & dues	160.00
Bill	10/31/2021	Washtenaw County Treasurer 4402 · Property tax - operation	45.01
<b>Oct 21</b>			<u><u>20,195.31</u></u>

CLERK

## Bridgewater Township Profit & Loss Budget vs. Actual April 2021 through March 2022

	Apr '21 - Mar 22	Budget	\$ Over Budget
<b>Income</b>			
Clean-up Day Grant	0	2,500	-2,500
Clean Up Donation	222	100	122
4402 · Property tax - operation	5,404	82,000	-76,596
4405 · Property tax - fire millage	0	50,763	-50,763
4447 · Tax administration fee	14,539	33,500	-18,961
4448 · Tax collection fees	100	3,500	-3,400
4460 · Township permits	50	500	-450
4465 · Land division fees	525	600	-75
4574 · Revenue sharing	172,606	151,577	21,029
4600 · Collection Fee-Sewer Fund	0	1,000	-1,000
4665 · Interest Income	24	300	-276
4672 · Other Income	0	200	-200
4675 · Metro Auth.-restricted to roads	3,636	3,800	-164
4700 · Election Reimbursement	598		
<b>Total Income</b>	<b>197,704</b>	<b>330,340</b>	<b>-132,636</b>
<b>Gross Profit</b>	<b>197,704</b>	<b>330,340</b>	<b>-132,636</b>
<b>Expense</b>			
<b>5101000 · Township Board</b>			
5101703 · Trustee salary	2,776	4,896	-2,120
5101727 · Township supplies & expenses	0	684	-684
5101770 · Conferences & Training	0	500	-500
<b>Total 5101000 · Township Board</b>	<b>2,776</b>	<b>6,080</b>	<b>-3,304</b>
<b>5171000 · Supervisor</b>			
5171703 · Supervisor Salary	9,287	15,920	-6,633
5171727 · Supervisor Expense	428	1,000	-572
<b>5209000 · Assessor</b>			
5209705 · Board of Review expenses	0	1,700	-1,700
5209805 · Assessor Wages	13,008	22,800	-9,792
5209810 · Assessor Expense	2,260	2,800	-540
<b>Total 5209000 · Assessor</b>	<b>15,268</b>	<b>27,300</b>	<b>-12,032</b>
<b>Total 5171000 · Supervisor</b>	<b>24,983</b>	<b>44,220</b>	<b>-19,237</b>
<b>5173000 · Other General Government</b>			
5173715 · Social Security	2,794	5,000	-2,206
5173801 · Attorney & Consulting Expenses	780	2,000	-1,220
5173802 · Audit fees	0	5,000	-5,000
5173811 · Membership fees & dues	2,013	2,100	-87
5173895 · Website Administrator	500	500	0
5173912 · Insurance & Bonds	-480	6,500	-6,980
5174800 · Bank Fees	0		
<b>Total 5173000 · Other General Government</b>	<b>5,606</b>	<b>21,100</b>	<b>-15,494</b>
<b>5215700 · Clerk</b>			
5173900 · Printing & publishing	333	400	-67
5174810 · Deputy Clerk	630	1,600	-970
5191727 · Election expense	0	2,000	-2,000
5215703 · Clerk salary	9,648	16,539	-6,891
5215727 · Clerk supplies & expense	1,763	3,200	-1,437
<b>Total 5215700 · Clerk</b>	<b>12,374</b>	<b>23,739</b>	<b>-11,365</b>
<b>5253700 · Treasurer</b>			
5253701 · Tax Collection Expense	2,710	2,500	210
5253703 · Treasurer salary	10,481	17,967	-7,487
5253704 · Deputy Treasurer Wages	192	1,600	-1,408
5253727 · Treasurer supplies & expenses	462	2,000	-1,538
<b>Total 5253700 · Treasurer</b>	<b>13,844</b>	<b>24,067</b>	<b>-10,223</b>

**Bridgewater Township**  
**Profit & Loss Budget vs. Actual**  
April 2021 through March 2022

	Apr '21 - Mar 22	Budget	\$ Over Budget
<b>5265000 · Building &amp; Grounds</b>			
5265728 · Maintenance & Utilities	3,462	7,000	-3,539
5265925 · Cemetery care	2,400	2,500	-100
5265980 · Building improvement & equipmen	67	1,000	-933
<b>Total 5265000 · Building &amp; Grounds</b>	<b>5,929</b>	<b>10,500</b>	<b>-4,571</b>
<b>5301800 · Public Safety</b>			
5339727 · Fire protection billing expense	68,044	75,000	-6,956
<b>Total 5301800 · Public Safety</b>	<b>68,044</b>	<b>75,000</b>	<b>-6,956</b>
<b>5400700 · Planning &amp; zoning</b>			
<b>5400701 · Planning</b>			
5400727 · Planning comm. wage & expense	2,823	5,700	-2,877
5400801 · PC Attorney Fees	75	0	75
5400803 · Planning consultant - on-going	3,698	7,000	-3,302
5411810 · Conferences & Training	0	1,000	-1,000
<b>Total 5400701 · Planning</b>	<b>6,596</b>	<b>13,700</b>	<b>-7,104</b>
<b>5410726 · Zoning</b>			
5410704 · Land Division Processing Fees	1,075	1,700	-625
5410727 · Zoning ad.wage & expense	4,404	7,500	-3,096
5411727 · Zon Bd of Appeals Expense	0	400	-400
<b>Total 5410726 · Zoning</b>	<b>5,479</b>	<b>9,600</b>	<b>-4,121</b>
<b>Total 5400700 · Planning &amp; zoning</b>	<b>12,075</b>	<b>23,300</b>	<b>-11,225</b>
<b>5440000 · Public works</b>			
5440846 · Road Improvements	39,166	40,000	-834
5440847 · Drains at large	54,834	54,834	-0
5440849 · Clean-up Day	3,117	2,500	617
5440852 · Street lighting	2,486	4,500	-2,014
<b>Total 5440000 · Public works</b>	<b>99,603</b>	<b>101,834</b>	<b>-2,231</b>
<b>5500000 · Contingencies</b>	<b>0</b>	<b>500</b>	<b>-500</b>
<b>Total Expense</b>	<b>245,234</b>	<b>330,340</b>	<b>-85,106</b>
<b>Net Income</b>	<b>-47,530</b>	<b>0</b>	<b>-47,530</b>

## Bridgewater Township Sewer Operation Monthly Expenses

Type	Date	Split	October 2021 Amount
<b>Oct 21</b>			
Bill	10/31/2021	DTE Energy	Electricity 1,757.75
Bill	10/31/2021	Frontier	Phone Service 69.23
Bill	10/31/2021	Jon Way	Building & Grounds Maintenance 180.00
Bill	10/31/2021	Kennedy Industries	Equipment Repairs 1,975.50
Bill	10/29/2021	Michelle McQueer*	Building & Grounds Maintenance 172.95
Bill	10/31/2021	Michigan AgriBusiness Solutions	Treatment Plant 750.00
Bill	10/31/2021	Village of Manchester	Plant Operator 2,911.38
<b>Oct 21</b>			<b>7,816.81</b>

Clerk

Treasurer

# Bridgewater Township Sewer Operation

## Balance Sheet

As of October 31, 2021

Oct 29, 2021  
Accrual Basis

	Oct 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Key-Sewer O/M	
Capital Improvements Reserve	30,000.00
Key-Sewer O/M - Other	41,106.94
<b>Total Key-Sewer O/M</b>	71,106.94
Key Sewer O/M Saving	103,168.79
Key Sewer Retirement Checking	78,110.53
<b>Total Checking/Savings</b>	252,386.26
Accounts Receivable	
Accounts receivable	20,350.00
<b>Total Accounts Receivable</b>	20,350.00
<b>Other Current Assets</b>	
Due From Tax	-2,380.90
Taxes Receivable Special Asst	6,164.90
<b>Total Other Current Assets</b>	3,784.00
<b>Total Current Assets</b>	276,520.26
<b>Fixed Assets</b>	
Accessory Building	53,320.02
Accumulated Depr - Access Bldg	-9,360.65
Equipment	101,752.20
Accumulated Depr - Equipment	-30,125.44
Sewer System Plant	1,966,444.05
Accumulated Depr - Sewer System	-680,061.78
Land	55,355.06
<b>Total Fixed Assets</b>	1,457,323.46
<b>Other Assets</b>	
Special Assessment Receivable	8,331.24
<b>Total Other Assets</b>	8,331.24
<b>TOTAL ASSETS</b>	<b>1,742,174.96</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
2004 Bond Pmt Due in One Yr	-74,024.00
<b>Total Other Current Liabilities</b>	-74,024.00
<b>Total Current Liabilities</b>	-74,024.00
<b>Total Liabilities</b>	-74,024.00
<b>Equity</b>	
Invested in capital assets, net	1,317,951.48
Restricted for Debt Service	240,753.85
Unrestricted Funds (QB RE acct)	252,286.07
Net Income	5,207.56
<b>Total Equity</b>	1,816,198.96
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,742,174.96</b>

## Kaiser Road Q-17-01-400-030

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From: Laurie Fromhart (bridgewaterwpsupervisor@yahoo.com)

To: rodney@buildingplace.net

Cc: bridgewaterwpclerk@yahoo.com; bridgewaterwptreasurer@yahoo.com; gm.lawncare@yahoo.com; faustsandandgravel@gmail.com

Date: Sunday, August 8, 2021, 04:44 PM EDT

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Rodney,

The Board discussed the final notice of ordinance violation for the subject property on Kaiser Road and voted to drop any further action.

I met onsite with the property owner Doug Frye on August 2nd and he informed me his hunting shack has been there for over 25 years, is less than 400 square feet, is on blocks and not a permanent structure. He said he was told by former Planning Commission Chair Jim Fish, back in 1996 when he constructed it, that as long as the shed was not more than 400 square feet and not a permanent structure than no permits were necessary.

I'm not sure what the zoning requirements were back then and perhaps Doug Frye's property is grandfathered, but in any event the Board doesn't feel it's a big enough issue worth enforcing.

Please don't hesitate to contact me if you have any questions regarding the Board's action.

Respectfully,

Laurie Fromhart  
Bridgewater Township Supervisor  
10990 Clinton Rd  
Manchester, MI 48158  
Cell: 734.223.2766  
Email: bridgewaterwpsupervisor@yahoo.com

## Re: Kaiser Road Q-17-01-400-030

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From: Building Place (rodney@buildingplace.net)

To: bridgewaterwpsupervisor@yahoo.com

Cc: bridgewaterwpclerk@yahoo.com; bridgewaterwptreasurer@yahoo.com; gm.lawncare@yahoo.com; faustsandandgravel@gmail.com

Date: Sunday, August 8, 2021, 05:13 PM EDT

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Laurie,

I appreciate the update. The Planning Commission Chair had no authority under the ordinance in effect at the time to make that determination or to grant what would have been a use variance. If the owner is able to produce something in writing to that effect I would expect that it would need to be considered, but to-date he has not provided any permit or other documentation for this structure.

I will note that, at this point, I have not yet brought this matter to the Board for any determination related to legal action. Until that step is taken, there is no cause for a vote by the Board related to this violation.

My enforcement activity as Zoning Administrator related to this lot has not yet reached that stage. When it does, I will turn the matter over to the Board and follow whatever decision is made at that time. I will also plan to be in attendance at that meeting to answer questions that arise.

I would respectfully ask that you invite the owner to contact me as he should already have done.

Respectfully submitted,

Rodney Nanney  
Zoning Administrator

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## Re: Kaiser Road Q-17-01-400-030

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From: Laurie Fromhart (bridgewaterwpsupervisor@yahoo.com)

To: rodney@buildingplace.net

Date: Sunday, August 29, 2021, 04:12 PM EDT

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Rodney,

It's my understanding that Doug Frye sold the subject property on August 27th to a young couple who intend to build a home on the site.

Doug initially contacted me to request an extension to allow time for the new owners to build a home. When I reported on the matter to the Board they were not interested in enforcing the violation thus the reason for Board action.

Laurie Fromhart  
Bridgewater Township Supervisor  
10990 Clinton Rd  
Manchester, MI 48158  
Cell: 734.223.2766  
Email: [bridgewaterwpsupervisor@yahoo.com](mailto:bridgewaterwpsupervisor@yahoo.com)

## Shed and Address Issues on Kaiser Road

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From: Jonathan Wright (jwright292@outlook.com)

To: bridgewaterwpsupervisor@yahoo.com

Cc: aakwright@outlook.com

Date: Tuesday, October 26, 2021, 09:36 PM EDT

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Hi Laurie,

Please see the details of our two discussions with Rodney Nanney, Zoning Administrator, regarding the shed and address issue at our newly purchased property on Kaiser Rd.

9/17/21 – Received a call from Rodney Nanney, Zoning Administrator, from number 734-483-2271, 7:40pm

During this call with Rodney, he noted he received our application for an address for our newly purchased property on Kaiser Rd. Despite receiving the application and payment, he would not be issuing us an address due to a “legal ordinance” against our property, siting an illegal structure on the property put up by the previous property owner. Rodney was adamant that he would not issue an address until the shed was torn down, no exceptions, even though we were very clear about the future use of the shed for a tractor and weed whip to maintain the property until we start to build our home late 2023/2024. Rodney then proceeded to walk us through the process of getting a demolition permit through the Western Washtenaw Construction Authority which cost \$120, then once the structure was torn down and inspected he would then issue us an address.

10/25/21 – Received a call from Rodney Nanney, Zoning Administrator, from number 734-483-2271, 7:15pm

During this call with Rodney, he advised us he had just listened to a voicemail from Laurie Fromhart, Township Supervisor, from 3 weeks prior in regards to the “structure” on our property. We advised Rodney we spoke with Laurie who was working with the township board to help us keep the structure, with the intention to use it solely as a shed house lawn maintenance equipment to maintain the property as we will not be building a home until late 2023/2024. At this time, Rodney then stated “I thought you wanted to tear it down” to which we replied that he gave us no other choices or options during the first phone call and our only option was to tear it down or no address would be issued. We then advised Rodney of our discussion with Laurie on 10/21/2021, to which we discussed her raising the issue with the township board to help us keep the shed for the sole purpose of storing lawn maintenance equipment. Rodney then stated, she is not able to do that, she can only file a motion to amend the ordinance which could take several months to get updated. After we advised Rodney of this, he then changed his tone and asked us to email him a detailed description of the purpose in which we wanted to use the shed and he would see if he could find a “loop hole” to us keep the shed.

Both my wife Alexandra and myself, Jonathan, will be attending the townhall meeting on 11/4/2021 at 7pm to answer any question/comments/concerns the board may have about why we would like to keep the shed and why we would like an address issued. Please feel free to give us a call at any time to clarify any of the details noted above.

Thank you,

Jonathan and Alexandra Wright

# BRIDGEWATER TOWNSHIP

**Rodney C. Nanney**  
Zoning Administrator  
10990 Clinton Road  
Manchester, MI 48158

October 30, 2021

Alexandra and Jonathan Wright  
26830 Parkside Drive  
Taylor, MI 48180

VIA EMAIL

**Administrative Determination: Proposed uses of an existing structure at 8770 Kaiser Road, 10.01 acres of land on the west side of Kaiser Road south of Austin Road in the AG (General Agriculture) zoning district (parcel #Q-17-01-400-030).**

Dear Alexandra and Jonathan Wright:

I have prepared this administrative determination letter in response to your addressing application and a recent follow up telephone conversation. Please note that a typo in the address assignment has been corrected from “8775” to “8770.” Please disregard the earlier version of this letter dated 10/29/2021.

## **Summary of the circumstances**

Based on the documentation with your addressing application, which was received by the Township on September 16, 2021, you purchased the above-listed parcel from Douglas Frey in late August of this year. During our initial telephone conversation about your addressing application, I made you aware of the existing ordinance violation associated with the existing structure on this parcel. Mr. Frey built the structure years ago without permits and unlawfully occupied it for dwelling purposes (he referred to it as a cabin). I explained that I could not issue an address for an unlawful dwelling. You then confirmed your intention to remove the structure within the next 30 – 60 days. You also confirmed your longer-term plans (2-3years) to construct a new single-family dwelling on the parcel. When we closed this initial conversation, it was with the mutual understanding that you would contact me upon completion of the removal and that the address would then be issued.

I recently learned that you had changed your mind and had decided to keep the structure in place. During our telephone conversation earlier this week, you confirmed that use of the structure would be limited to storage of lawnmowers and other yard maintenance equipment to be used on-site to take care of the property. You also confirmed that the structure would no longer be used for any type of dwelling purposes.

## **Administrative determinations**

Section 1.06E.1. of the Zoning Ordinance establishes the duties and responsibilities of the Zoning Administrator, which include requirements related to interpretation of the Ordinance as applied to specific circumstances. This Section requires that I must *“interpret all provisions of this Ordinance in such a way as to preserve and promote the character of the zoning district in question (and to) carry out the intent and purposes of this Ordinance and the Township’s Master Plan.”*

After review of the circumstances and consideration of your current plans and intended use of this existing structure, I have made the following determinations consistent with Section 1.06E.1.:

1. It is my determination as Zoning Administrator that your conversion of the existing structure to storage of lawnmowers and other yard maintenance equipment to be used on-site to take care of the property eliminated the land use violation associated with the prior owner's unlawful use of the structure for dwelling purposes.
2. With this change of use, it is my determination that this structure will be regulated as a "*detached accessory structure*" subject to the requirements of Section 6.03 (Accessory Structures) of the Zoning Ordinance.
3. It is further my determination that this change of use caused the existing structure to now fall under the "*legal nonconforming structure*" protections found in Section 16.07 (Nonconforming Structures) of the Zoning Ordinance, because it is a detached accessory structure on a lot without a principal dwelling (see Section 6.03B.2. of the Ordinance). As a legal nonconforming structure, it can be used for the storage-related purposes described above, provided that the structure is not enlarged or altered in a manner that would increase the nonconformity.
4. Because this structure is now considered to be a legal nonconforming structure, no additional zoning permit approval is required at this time. Should you relocate or enlarge the structure in the future, please be aware that zoning permit approval would be required.
5. With the change of use and elimination of the previous owner's Ordinance violation, it is my determination that, from a land use perspective, the parcel is a vacant lot suitable for addressing. The completed addressing assignment is attached showing an address of 8770 Kaiser Rd.

Please call me with any questions about this information at (734) 483-2271. As your plans for your new home move forward, please feel free to contact me anytime with questions about the Zoning Ordinance requirements that apply to that project.

Respectfully submitted,

***Rodney C. Nanney***  
Zoning Administrator

## Planning Commission recommendation regarding the proposed solar-energy-related Zoning Ordinance amendments

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From: Rodney Nanney (rodney@buildingplace.net)

To: bridgewaterwpsupervisor@yahoo.com

Cc: bridgewaterwpclerk@yahoo.com; bridgewaterwptreasurer@yahoo.com; donpennington@comcast.net; david.horney@tetrattech.com

Date: Thursday, October 28, 2021, 09:14 PM EDT

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Laurie,

On October 11, 2021, the Planning Commission completed their review and deliberations related to the proposed set of Zoning Ordinance amendments related to solar energy facilities and devices. A copy of the draft minutes from the 10/11/2021 meeting is attached, which includes their adopted recommendation to the Township Board. For reference, I bolded the Planning Commission's motion in the document.

Their motion referenced the set of findings of fact and conclusions that the Planning Commission had previously identified during their September 20, 2021 regular meeting. These findings and conclusions were specifically listed in their 9/20/2021 meeting minutes (also attached with the referenced information in bold text).

A copy of the text of the proposed amendments is also attached.

This matter is now ready for consideration by the Township Board.

Regards,

Rodney C. Nanney  
Zoning Administrator  
(734) 483-2271  
[rodney@buildingplace.net](mailto:rodney@buildingplace.net)



PC Draft Minutes 10112021.pdf  
396kB



ZOAmend-SolarEnergyFacilitiesOnly2021-05-13.pdf  
160.5kB



PC Draft Minutes 09202021.pdf  
211kB

**ORDINANCE NO. 67 - 7**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF BRIDGEWATER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

Pursuant to the authority vested in it by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, Bridgewater Township, Washtenaw County, Michigan ordains the following amendments to articles 11.0 (Special Development Procedures) and 19.0 (Definitions) of Zoning Ordinance No. 67 **for the purpose of inserting new and updated provisions for solar energy facilities and devices**, by authority of Public Act 110 of 2006, as amended.

**BRIDGEWATER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:**

**PART A.**

[Article 11.0 (Special Development Procedures) is hereby amended to add a new Section 11.39 entitled "Solar Energy Facilities and Devices" as follows:]

**Section 11.39 Solar Energy Facilities and Devices.**

The location, construction, operation, and maintenance of solar energy devices and facilities in the Township shall be subject to the following requirements:

**A. Intent.**

The intent of this Section is to provide a means for allowing the construction, installation, and operation of solar energy devices and facilities, as defined in Section 19.03 (Definitions) in a manner that protects the public health, safety, and welfare; preserves the rural character of the Township, as expressed in the Master Plan; and minimizes adverse impacts to forestry and agricultural lands, adjacent land uses, and the function and safety of transportation networks.

**B. Permitted Locations.**

Solar energy devices and facilities shall only be allowed in the zoning districts specified in the following table and shall be prohibited in all other districts. Solar energy devices and facilities shall be subject to review and approval in accordance with the following:

Type of Solar Energy Device 10or Facility Installation or Alteration on a Single Lot	Zoning District							Additional Standards
	AG	R-2	R-3	BCD	C	I-1	PSP	
Attached Solar Energy Device	A	A	A	A	A	A	A	C - E, G - I
Small Freestanding Solar Energy Device	A	A	A	A	A	A	A	C - E, G - I
Commercial Solar Energy Generation Facility	S							C, D, F - I
Symbol	Approval Required							
A	Zoning Administrator Approval							
S	Special Use Permit Approval							
	Prohibited in this Zoning District							

1. **Zoning Administrator approval.** Solar energy devices as allowed in a zoning district shall be subject to review and approval of a certificate of zoning compliance in accordance with the applicable standards of this Section and Section 1.07 (Certificates of Zoning Compliance).

2. **Special use permit and site plan approval.** Commercial solar energy generation facilities as allowed in a zoning district shall be subject to review and approval in accordance with the requirements of this Section and articles 7.0 (Special Land Uses) and 8.0 (Site Plan Review). For facilities covering multiple parcels, each contiguous tract of land consisting of one (1) or more parcels not divided by a lake, river or road right-of-way shall be considered a separate site for purposes of application requirements.

3. **Planned Unit Development (PUD) District.** A solar energy device may be allowed as part of a Planned Unit Development (PUD) project, subject to the standards of this Section and Article 10.0 (Planned Unit Development District).

4. **Other permits and approvals.** Solar energy devices and facilities shall conform to all applicable federal, state, and local regulations, including compliance with the State Construction Code and applicable fire and electrical codes. Copies of all applicable outside agency permits and approvals shall be submitted to the Township prior to the start of construction.

**C. Required Application Information.**

The following information shall be required as part of any application for approval of a solar energy device or facility under this Section and Ordinance, in addition to the other applicable requirements of this Ordinance for the type of required review:

1. Specifications of the proposed technology, including types, heights, lengths, fixed-mounted verses solar-tracking, number of panels, and angles of orientation; and a copy of the manufacturer's instructions and design prints.

2. Detailed descriptions of site security measures and all proposed grading, filling, and tree or woodland clearing.

3. Detailed evaluation and analysis of potential light reflection, concentration, and glare impacts from the device or facility on adjacent land, structures, uses, road rights-of-way, navigable watercourses, and aeronautical operations and flight patterns in the area; and the short- and long-term effectiveness of any proposed impact mitigation measures.

4. A signed and notarized removal agreement for the future removal of the device or facility in accordance with the requirements of this Section.

5. Documentation of compliance with applicable requirements of this Section for the type of device or facility.

**D. General Standards for All Solar Energy Devices and Facilities.**

The following requirements shall apply to all solar energy devices and facilities:

1. The applicant(s), landowner(s), and all other responsible parties with ownership interest shall be jointly and severally responsible for constructing, maintaining, operating, and removing the solar energy device or facility in compliance with this Ordinance; and for correcting any conditions that violate this Ordinance.

2. The Township reserves the right to require submittal of evidence of ongoing operation of a device or facility at any time.

3. Solar energy devices and facilities shall:

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- a. Conform to the manufacturer's installation instructions and all applicable State Construction Code and Fire Code requirements.
  - b. Not cause a concentration of light or glare impacts on adjacent land, structures, uses, road rights-of-way, navigable watercourses or aeronautical operations and flight patterns.
  - c. Comply with all applicable Federal Communications Commission (FCC) guidelines, and shall not cause electromagnetic interference or stray voltage impacts.
4. On-site power lines between solar panels and inverters shall be placed underground. If the device or facility includes use of batteries for energy storage, documentation of compliance with all applicable battery storage rules and regulations shall be provided.
  5. The manufacturers or installer's identification and appropriate weather-resistant warning signage and markings shall be posted on or near the panels in a clearly visible manner to provide emergency responders with appropriate warning and guidance with respect to isolating the solar electric system. Emergency contact information signage shall also be posted and maintained at each entrance.

**E. Additional Standards for Solar Energy Devices.**

The following additional standards shall apply to solar energy devices:

1. Attached solar energy devices installed parallel to and directly adjacent to the roofline or integrated into the roof structure shall not exceed the maximum height allowed for the type of building or structure in the zoning district.
2. Attached solar energy devices installed parallel to and directly adjacent to a wall of the structure or integrated into the wall structure shall not encroach into the required yard setbacks, and shall not extend beyond the top of the wall.
3. Small freestanding solar energy devices shall also conform to the requirements of Section 6.03 (Accessory Structures).

**F. Additional Standards for Commercial Solar Energy Generation Facilities.**

The following additional standards shall apply to all commercial solar energy generation facilities in the Township:

1. **Location limitations.** Facilities shall be limited to lots located in the following areas of the Township traversed by high voltage electrical transmission lines:
  - a. Eastern half of section 3;
  - b. Sections 10 and 15;
  - c. Southeast quarter of Section 20;
  - d. Sections 22 and 23;
  - e. Northeast, northwest, and southwest quarters of section 24;
  - f. Southwest quarter of Section 27;
  - g. Northern half of Section 28; and
  - h. Northeast quarter of Section 29;
2. **Height limitations.** The maximum height of commercial solar energy generation facilities shall conform to the requirements of Article 3.0 (Dimensional Standards), except where



the Planning Commission sets a more restrictive height standard as a condition of special use permit approval.

3. **Required setbacks.** The facility shall conform to the requirements of Article 3.0 (Dimensional Standards) and the following additional setback requirements:

a. Where a facility is proposed to be located on a tract of land that includes multiple contiguous lots not under single ownership or control, the tract of land shall be treated as if it is a single lot for purposes of applying setback requirements.

b. For a lot or contiguous tract of land up to 30.0 acres in gross lot area, a minimum setback of 100 feet shall be required between the facility and any road right-of-way or perimeter lot boundary.

c. For a lot or contiguous tract of land exceeding 30.0 acres in gross lot area, a minimum setback of 200 feet shall be required between the facility and any road right-of-way or perimeter lot boundary.

d. A minimum setback of 100 feet shall be required between the facility and any agricultural or residential buildings on the same lot.

4. **Required screening.** To ensure that the facility and any associated substation does not impair the visual character of the Township's rural environment or adversely impact adjacent uses or residents, adequate screening shall be provided in accordance with the following minimum requirements:

a. The screening shall be located within the required perimeter setback area, unless the Planning Commission determines that an alternative location will provide for improved screening of the facility from adjacent lots and road rights-of-way.

b. At a minimum, the screening shall include a mix of evergreen and deciduous trees planted in staggered rows of sufficient width and density of plantings to provide immediately effective, year-round screening.

(1) Tree species and sizes shall conform to the requirements of Section 11.10 (Landscaping and Screening), and shall be hardy, native to Michigan, suitable for soil conditions, and not attractive to deer. Use of arborvitae shall be prohibited.

(2) Existing vegetation and topography may be used to provide all or part of the required screening, subject to Planning Commission approval.

c. Berms to provide screening shall be limited to incidental use only where other forms of screening will not conform to Ordinance standards. Berms shall be subject to the requirements of Section 11.10D.4. (Berm) and shall not impact surface water drainage patterns.

5. **Required perimeter fencing.** The Planning Commission may require the facility to be secured within a perimeter fence to restrict unauthorized access, which shall be allowed up to a maximum of seven feet in height. Such fencing shall be constructed of steel, aluminum or other materials of similar durability. Use of barbed or razor wire shall be prohibited.

6. **Protection of the land and soils.** The commercial solar energy generation facility shall be designed, constructed, and maintained in a manner that maximizes protection of the land and soils for future agricultural use, subject to the following requirements:

a. The network of underground agricultural drainage tiles shall be protected during facility construction, and promptly repaired or replaced as necessary to maintain adequate drainage conditions on the lot and for surrounding land.

b. Site grading for the facility shall be limited to the minimum necessary for ingress and egress of vehicles, to maintain surface water drainage, and to provide for any required buildings or transformer pads. Removal or stockpiling of topsoil from the site shall be prohibited.

c. Use of the land within the perimeter of the facility for agricultural purposes shall be maintained to the maximum extent feasible.

d. At a minimum, a dense mix of groundcover plantings designed to attract a variety of pollinator species, including monarch butterflies, honey bees and other native pollinator insects, shall be required to be maintained on all areas of the lot encumbered by the facility that are not in agricultural use. The mix of pollinator plant species shall be suitable for the soil type, drainage, and growing zone.

7. **Protection of other natural features.** Impacts from the establishment of a commercial solar energy generation facility on watercourses, wetlands, floodplains, steep slopes, groundwater recharge areas, and existing trees and woodlands on the lot shall conform to all applicable requirements of Section 11.05 (Natural Features Protection).

8. **On-site battery storage.** On-site commercial battery power storage may be allowed as an accessory use to a commercial solar energy generation facility, subject to the provisions of Section 5.501 (Intensive Industrial Operations).

9. **Decommissioning plan.** Commercial solar energy generation facility projects shall include a decommissioning plan to ensure complete removal and site restoration upon the end of the project life or facility abandonment. The decommissioning plan shall include the following minimum provisions:

a. A detailed plan for removal of any foundation, including concrete footings, pilings, support structures, and other appurtenances below grade; removal of all non-utility owned equipment, conduit, structures, fencing, roads, and equipment; and restoration of the land to conditions suitable for agricultural use.

b. A detailed cost estimate of decommissioning, removal, and restoration costs prepared by a professional engineer, and identification of the financial resources to be used to accomplish decommissioning.

(1) This estimate shall be subject to Township Engineer review and Planning Commission acceptance.

(2) The plan shall confirm that a performance guarantee for the accepted amount will be deposited with the Township per Section 1.11C (Performance Guarantees), which would allow the Township to fund the completion of this work if the owner fails to do so.

(3) Once every five (5) years after the date of special use permit approval, the Planning Commission may require the landowner(s) or the responsible party with ownership interest to prepare an updated cost estimate and deposit an amended performance guarantee with the Township.

c. Provision for all decommissioning, removal, and restoration activities to be completed within a maximum of 180 calendar days after the end of project life or facility abandonment, unless the Planning Commission authorizes an alternative completion schedule.

10. **Additional provisions.** The following additional provisions shall apply to all commercial solar energy generation facilities:

a. An affidavit or evidence of an agreement between the landowner and applicant confirming permission to apply for facility approval and a copy of the application to or agreement with the utility company that will be purchasing electricity from the proposed site shall be provided with the application for conditional use permit approval.

b. Commercial solar energy generation facilities shall conform to the requirements of the Airport Zoning Act (P.A. 23 of 1950, as amended), airport approach plan(s) adopted by the Michigan Aeronautics Commission, and applicable Federal Aviation Administration (FAA) regulations.

c. Facility construction activities shall be permitted only between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 7:00 a.m. and 12:00 noon on Saturday.

11. **Performance guarantee, insurance, and outside agency permits.** Following approval and prior to the start of facility construction, the landowner(s) or the responsible party with ownership interest shall:

a. Deposit the required performance guarantee with the Township in the amount as accepted by the Planning Commission.

b. Submit copies of applicable permits and approvals required by all outside agencies with jurisdiction.

c. Submit a certificate of insurance to the Township with a minimum of \$1,000,000 liability coverage per occurrence and naming Bridgewater Township and its officials, employees, and agents as additional insured. An expired insurance certificate or an unacceptable liability coverage amount shall constitute grounds for revocation of any conditional use permit and removal of the facility.

**G. Inspection.**

The Township shall have the right upon issuing the required permits or approvals to inspect the premises on which the solar energy device or facility is located at all reasonable times for the purpose of verifying compliance with the requirements of this Section and Ordinance.

**H. Abandonment.**

Any solar energy device or facility that ceases to produce energy on a continuous basis for 365 calendar days shall be determined by the Zoning Administrator to be abandoned. Upon determination of abandonment, the Zoning Administrator shall provide the landowner(s) and the responsible party with ownership interest in the device or facility with written notice of the determination and an order to remove the device or facility per the requirements of Section 11.39I (Removal).

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1. The order shall be rescinded upon receipt of written documentation from a landowner or responsible party demonstrating that the device or facility remains in operation to produce energy.
2. Upon acceptance of written documentation from a landowner or responsible party demonstrating that the device or facility will be returned to full operation within 180 calendar days, the Zoning Administrator shall place a corresponding hold on the order. Failure to return the device or facility to full operation within the designated timeframe shall constitute grounds for the Township to seek removal per the requirements of Section 11.39I (Removal).

**I. Removal.**

The landowner(s) or the responsible party with ownership interest shall remove a commercial solar energy generation facility for which a special use permit approval has been rescinded and any solar energy device or facility determined by the Township to be abandoned in accordance with the following requirements and procedures:

1. The device or facility shall be removed within 90 calendar days of receipt of a written removal order from the Zoning Administrator.
2. Failure by the owner to remove the device(s) as ordered or in accordance with an approved removal agreement shall be grounds for the Township to remove the device at the owner's expense, and to make use of any performance guarantee or other security provided for that purpose.
3. Removal of the device shall include removal of any foundation, including concrete footings, support structures or other appurtenances below grade, removal of all non-utility owned equipment, conduit, structures, fencing, roads, and equipment, and restoration of the land to its pre-development grade and condition.

**PART B.**

[Article 19.0 (Definitions), Section 19.03 (Definitions) is hereby amended to add new solar energy-related definitions, as follows:]

**Section 19.03 Definitions.**

Whenever used in this Ordinance, the following words and phrases shall have the meaning ascribed to them in this Section:

- 226a. **Solar energy generation.** The conversion of radiation from the Sun into electricity through the use of solar photovoltaic cells.
  - a. **Commercial solar energy generation facility.** A large freestanding array of photovoltaic cells and ancillary equipment and structural elements needed to capture and utilize the energy of the sun to generate electrical power, which is intended for use off-site or otherwise intended or used for the purpose of commercial power generation or the selling of energy to a public utility. Such facilities also include all associated land areas occupied or intended to be occupied by the array, electrical inverters, storage buildings, access roads, screening, fencing, and all subsystems and transmission components.
  - b. **Solar energy devices, attached.** An array of photovoltaic cells and ancillary equipment and structural elements needed to capture and utilize the energy of the sun to generate electrical

**Draft Date: May 13, 2021**

power principally for on-site use on the premises associated with the device, which is secured to the exterior walls or roof of a principal building or accessory structure.

c. **Solar energy devices, small freestanding.** An array of photovoltaic cells and ancillary equipment and structural elements of limited size and extent to capture and utilize the energy of the sun to generate electrical power principally for use on the premises associated with the device.

**PART C.**

All ordinances and amendments thereto that are in conflict with this Ordinance are hereby repealed.

**PART D.**

Adopted by the Township Board of Trustees for Bridgewater Township, Washtenaw County, Michigan, at a meeting of the Township Board held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. This ordinance shall become effective on the eighth (8th) day following publication thereof.

Dated: \_\_\_\_\_, 20\_\_\_\_ \_\_\_\_\_  
Laurie Fromhart, Supervisor

\_\_\_\_\_  
Michelle McQueer, Clerk

**CERTIFICATION**

The above Ordinance No. \_\_\_\_\_ was adopted at a meeting of the Bridgewater Township Board of Trustees on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_; and published in the \_\_\_\_\_, a newspaper of general circulation in Bridgewater Township, Washtenaw County, Michigan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Michelle McQueer, Clerk

BRIDGEWATER TOWNSHIP  
PLANNING COMMISSION MEETING  
MONDAY 7 PM September 20, 2021  
BRIDGEWATER TOWNSHIP HALL  
10990 CLINTON RD.

MINUTES

- I. CALL TO ORDER – Meeting called to order at 7:12 PM
- II. ROLL CALL AND DETERMINATION OF A QUORUM – Present: Horney  
Messing (remote, in Bridgewater), Barbu, Oliver. Iwanicki absent. Quorum  
present.
- III. REVIEW AND APPROVE AGENDA – Moved Oliver, second Horney.  
Approved by unanimous voice vote.
- IV. APPROVAL OF MINUTES – Moved by Horney to amend minutes by adding Hauck  
letter received before August meeting in reference to the solar farm public hearing  
and approve amended minutes, second Oliver. Approved by unanimous voice  
vote.
  - A. August 16, 2021 Planning Commission meeting
- V. CITIZEN PARTICIPATION –  
Karen and Douglas Sherman asked that their letter about the solar ordinance be  
included in the minutes - (were included in the August meeting minutes).
- VI. PUBLIC HEARINGS - none
- VII. OLD BUSINESS -  
Follow up on solar, wind and hamlet ordinances.  
Ordinance 67-5, to change the township ordinance to allow only private, not  
commercial scale, wind energy installations was discussed. Mr. Nanney said that a  
citizen had asked if a farmer could install a large turbine and then sell electricity to

DTE, etc. He noted that this would not be commercially viable because a farm gets only one turbine, not matter how large the farm, and the height is restricted to 100 - 200 ft, much smaller than a commercial turbine.

Oliver moved to recommend adoption of ordinance 67-5, concerning wind energy installations. Horney seconded. Roll call vote: Horney, yes; Barbu, yes; Oliver, yes; Messing, yes. Recommendation approved.

Ordinance 67-6, concerning the Hamlet commercial district was discussed. This is an amendment to eliminate the commercial district along Michigan Ave and fold those activities into the Bridgewater Hamlet commercial zoning district to align with the current Master Plan.

Horney moved to recommend adoption of Ordinance 67-6, Messing seconded.

Roll call vote: Horney, yes; Barbu, yes; Oliver, yes; Messing, yes.

Recommendation approved.

Ordinance 67-7, to allow commercial scale solar energy installations in the township was discussed. Horney noted that the final responsibility was with the Board of Trustees. He acknowledged receipt of the table of potential payments to landowners from the Shermans but said that we have no information on that and it is probably not relevant to the discussion. He reported that the question raised at the public hearing about hunting near an installation would only be an issue if the buildings were occupied, that the hunting restrictions would not apply to the panels, per the DNR. An Invenenergy representative said they might have an operations building as part of an installation that would be occupied. Mr Nanney pointed out that such a building is not allowed in the Ag district so such a building would have to go in the commercial district in the hamlet. A question was raised about a bond to insure removal of the solar installation at the end of its life. Mr. Nanney said that we could ask for a cash bond, an unusual step but allowable. We could also ask for a bond guaranteed by someone other than the company doing the solar installation so the company doing the installation could not declare

bankruptcy and walk away. It was noted that utilities are not currently exempt from personal property taxes so selling the facility to DTE wouldn't rule out personal property taxes. A bill has been introduced in the Michigan legislature to exempt commercial solar installations from personal property tax.

There was extended discussion on the pros and cons of an ordinance to allow commercial solar installations in the township. **The planning commissioners identified all of the following findings of fact and conclusions as relevant to any decision on the proposed solar energy facility ordinance amendments:**

**Pros:**

- 1. Would generate revenue to property owners.**
- 2. May generate some tax revenue to the township.**
- 3. Would generate renewable energy.**
- 4. Would bring some economic stimulus to the township.**
- 5. The township has flat land and electrical transmission corridors that make it attractive for these facilities.**
- 6. It may be better to stay ahead of state government pre-emption to influence how these facilities are developed but state pre-emption is probably inevitable.**

**Cons:**

- 1. The public hearing comments suggest that the citizens are generally opposed to commercial solar installations in the township.**
- 2. Most purchases for the construction of an installation, and the workforce to build it, would come from outside the township.**
- 3. There are concerns about the appearance of a facility and the wear and tear on the infrastructure from construction and maintenance.**
- 4. There are concerns about having resources for decommissioning decades from now.**



5. There are concerns about the project life - once constructed it will essentially exist indefinitely. A project would require a Special Land Use permit which does not expire and stays with the land
6. There are concerns about our ability to conduct ongoing inspections to verify ground cover, safety and site conditions.
7. With no comparable installation nearby we are the blind guys trying to describe an elephant by touch only.
8. There are concerns about impacts of industrial scale battery storage on-site with respect to fire hazards.
9. The claim to preserve farmland with solar installations is a fallacy - the land on a commercial solar site cannot be farmed. If looking to preserve farmland, solar will not do that.
10. Commercial solar in the township will benefit greatly a very small number of landowners with no benefit or a detriment to everyone else.
11. This is essentially forever, not for a limited period of time. Once done there is no going back.
12. It is not consistent with our efforts to preserve farmland. There are better places with vacant ground not in active farming. We should not convert our best yielding farmland to grow solar panels.
13. Neither wind nor solar have positive cash flows without big government subsidies.
14. The power generated will go to the network with no local benefit to our electrical distribution network.
15. Most jobs generated are transitory and not permanent.
16. Some property owners want these facilities well outside the areas we have identified.
17. There are concerns about the stability of any tax revenues.

18. There are concerns about the installation company wanting to do mass grading of sites.
19. We are at the leading edge of this technology in Michigan - should not be the guinea pig.
20. Chemical and mechanical processes to manufacture and recycle solar panels are hazardous and of serious concern from an environmental toxicity perspective. Solar panels under development use materials more toxic than the current silicon panels.

Horney moved to postpone a vote on the recommendation for ordinance 67-7 to the next meeting, October 11. Messing second. Approved by unanimous voice vote.

#### VIII. NEW BUSINESS

##### A. Rustic Glen minor site plan approval

The application is for construction of pole barn structure on the property. Mr. Nanney explained that the application meets all of the requirements and, if it were an agricultural property, would require only administrative approval. A commercial property requires Planning Commission approval. Oliver motion to approve the minor site plan, Barbu second. Roll call vote: Horney, yes; Barbu, yes; Oliver, yes; Messing, yes. Minor site plan approved.

#### IX. COMMUNICATIONS

##### A. Zoning Administrators Report on file

Mr. Nanney reported a problem with an inherited property that could not be made legal as it was. Changes were made to correct the problem.

##### B. Trustees Report - None (? - could not hear)

X. INFORMATIONAL ITEMS – Mr. Nanney reported that, next month, there is a remote conference by the MI Association of Planning that is very good. The Planning Commission has funds for registration. Go to: [planningMI.org](http://planningMI.org)

XI. PUBLIC COMMENT -

Mary Kratz, 13435 US-12, submitted a letter (see Appendix) to include parcels in sections 34 & 35 and spoke in favor commercial panels. She said they were an economic development opportunity.

Jane Fox of Invenergy thanked the Commission for our time and consideration and urged the Commission to consider property owners requests. She said that construction of a facility would be by a specialty firm and once operational would not change much.

We also received an email note from Dan McQueer.

XII ADJOURNMENT – Moved to adjourn Horney, support Oliver. Meeting adjourned at 9:35 PM by unanimous voice vote.

Next meeting is October 11, 2021.

#### APPENDIX

**Dan Kaffee** <kaffeedan@yahoo.com>

**To: Rodney Nanney, Geoffrey Oliver, Mark Iwanicki, Dave Horney, Calvin Messing and 1 more...**

**Cc: Bridge Water, Laurie Fromhart**

Fri, Sep 17 at 3:56 PM

Board members,

To follow up on the August 16, 2021 meeting and sorry for the delay, I still have concerns for the solar zoning ordinance amendments. I spoke of the preventive maintenance issues during my time allotted at the meeting, but after a review of my notes, I may have not covered all relevant concerns. As follows;

1) Warranty issues- who is responsible for replacement and clean-up?

2) Sustainable practice- where are the acres being replaced for the agriculture in order to feed the growing population?

3) System failure- who, what, when, why, and how?

4) Numbers- what is the addition to the tax roll and will the township residents receive a tax reduction incentive for allowing the solar farm ordinance?

5) Infrastructure- are the additional infrastructure costs for traffic, stone/brine, etc., included with the proposed contract and included as such?

6) Electricity- are the residents getting a discounted rate? And what grid enhancements are expected to ensure citizens of no power outages with the advanced system?

Finally, with miles of ITC easements within the township, ITC already conducts annual maintenance to establish a "clear" selection of where the solar panels should be installed and maintained. This would not burden the residents with any additional site sores or infrastructure logistics. This is common sense for the company and the residents who we represent.

Thank you,

Dan McQueer  
Resident/26 years

September 20, 2021

Dear Bridgewater Township Planning Board Members,

Nationwide, solar energy use and development is growing as governments and private companies commit to using 100% renewable energy. Support for renewable energy is at an all-time high, but opposition to solar development has intensified. While officials push back on solar developers, the landowners and farmers who participate in these projects have largely been ignored.

We are the landowners of the proposed Bridgewater solar project in Bridgewater Township, and we urge you, our Township leaders, to move forward with the upcoming Bridgewater solar ordinance and incorporate the following items within the amendment. Most of the participating landowners live in Sections 25, 26, 27, 34, 35, and 36. We ask that you allow these sections to be included as permissible to host commercial solar. You would be unfairly excluding us and many other landowners who want to participate by leaving these sections out of the amendment. We also suggest allowing grading for solar arrays in these areas. Grading is necessary for commercial scale solar to allow the panels to be able to rotate and follow the sun. Grading is a commonly used practice for homes, roads, etc., why shouldn't it be allowed for solar if it won't disrupt the overall drainage patterns?

Solar projects can transform the communities where they are built. The projects provide economic relief for both the participating landowners and the township, while producing clean, green energy. But as participating landowners, these solar projects will also help protect our land for future generations. Solar projects provide many of us with a more stable income, help us plan for retirement, and provide a service to the community. This additional income would be a blessing to our small community of farmers and would be spent locally, helping the entire Bridgewater township economy.

We have property rights at stake here. We have lease agreements, and would like it to be used for solar panels with the potential to return to farming in the future. But the solar ordinance changes will affect my right to use my land for solar farming. This opportunity will really help our families who rely on our land to make a living. No one should be able to say that we do not have the right to use property we own for our own welfare and benefit, as well as the benefit of our community and environment. For this reason, we would like our land to be included in the ordinance as land on which solar panels may be built.

Bridgewater citizens voiced a concern that the solar panels are not aesthetically pleasing to the pastoral view of our agricultural community. Our land is right on US-12, so the nature of aesthetically pleasing while driving on a highway versus revenue potential to the community does not seem valid. Further, the position of our acreage is such that the solar panels would not be viewable by any neighboring residences or drivers on the US-12 highway.

Solar energy is clean, reduces carbon emissions, improves the environment, decreases America's dependence on fossil fuels, and helps fight global warming. One day, these solar projects may be mandated by the federal government, we want the chance to shape how these projects happen in our own community. It is a fast-growing industry we should be investing in, but we need your help to do so. We urge you to listen to landowners and work with us to allow solar projects on our property.

Sincerely,

Handwritten signature of Kevin Kratz and Mary Kratz in cursive script.

Kevin Kratz and Mary Kratz

Landowners Q 17-34-400-001 and Q17-35-300-002 in Bridgewater Township, Washtenaw County, Michigan

BRIDGEWATER TOWNSHIP  
PLANNING COMMISSION MEETING  
MONDAY 7 PM October 11, 2021  
BRIDGEWATER TOWNSHIP HALL  
10990 CLINTON RD.

MINUTES

- I. CALL TO ORDER – Meeting called to order at 7:08 PM
- II. ROLL CALL AND DETERMINATION OF A QUORUM – Present: Horney Messing (remote, in Bridgewater), Iwanicki, Oliver. Barbu excused due to inability to attend remotely. Quorum present.
- III. REVIEW AND APPROVE AGENDA – Moved Horney, second Iwanicki.  
Approved by unanimous voice vote.
- IV. APPROVAL OF MINUTES – Moved by Horney to amend minutes by noting there was no trustees report, second Oliver. Approved by unanimous voice vote.
  - A. September 20, 2021 Planning Commission meeting
- V. CITIZEN PARTICIPATION –
  - Doug & Karen Sherman, Neblo Highway, Clinton - Owned their property since the mid-1960s, should be able to do what they want with their property. Electric cars are coming, more need for electricity. Have a cell tower on the property.
  - Jim Fish, 11691 Hogan Rd, Clinton MI - In favor of commercial solar, compared it to using the sun to grow corn.
  - Jorie Fox, 2646 N Orchard, Chicago IL (Invenergy rep) - Bridgewater is not the first township in Michigan to allow commercial solar.
  - Brad Korte. Korte Dairy Farm LLC, Neblo Rd. Farm address 9125 Hack Rd, Clinton MI - In favor of commercial solar, a good opportunity for farmers. Should be up to the landowner.

VI. PUBLIC HEARINGS - none

VII. OLD BUSINESS -

A. Follow up on solar ordinance amendment.

Mr. Horney asked Oliver, Iwanicki and Messing if they had any further questions or comments to add to the findings of fact and conclusions listed in the minutes for the meeting of September 20, 2021. There were no further questions or comments. Mr. Nanney also had nothing to add.

**Mr. Oliver made a motion, referring to the findings of fact and conclusions listed in the minutes for the meeting of September 20, 2021, that the Planning Commission send the proposed amendment 67-7 to the Board of Trustees with a recommendation to NOT adopt the amendment. Messing second.**

**Clarification: a Yes vote on the motion supports the recommendation to NOT adopt the amendment. A NO vote opposes the recommendation.**

**Roll Call vote:**

**Oliver - YES**

**Iwanicki - YES**

**Horney - NO**

**Messing - YES**

**Barbu - excused**

**Motion carried.**

VIII. NEW BUSINESS - None

IX. COMMUNICATIONS

A. Zoning Administrators Report delayed due to Mr. Nanney's illness.

B. Trustees Report -

Mr. Oliver reported that the Board of Trustees approved zoning ordinance amendments 67-5 and 67-6 as recommended by the Planning Commission. He reported that the county approached Bridgewater township about their intent to



apply for a grant to do a tree canopy survey. The grant application needs 2 urban and 2 rural townships.

- X. INFORMATIONAL ITEMS – Mr. Nanney reminded the commissioners about the virtual planning conference by the MI Association of Planning this month. Early bird registration ends tomorrow. The Planning Commission has funds for registration. Go to: [planningMI.org](http://planningMI.org)

Mr. Horney noted that he may be unable to attend the next meeting due to a medical reason.

- XI. PUBLIC COMMENT -

Jorie Fox (Invenergy) - has hard copies of communications.

Brad Moreno, 12663 Cinton Rd, Clinton MI - asked for explanation of votes on the ordinance recommendation. Mr. Horney invited Planning Commission members to reply. Mr. Nanney explained that no explanation is required and recommended against it.

Citizen asked when the Board meeting is held - first Thursday of the month, notice with agenda posted at the township hall.

Citizen asked if another public hearing on the solar ordinance will be held. The Board can choose to do so but there is no obligation for another public hearing.

Jim Fish - asked if the Planning Commission meeting minutes will be presented to the Board before the next meeting. Yes, the Board will have draft minutes of this meeting before the next Board meeting. Approved minutes of the Planning Commission meetings are available to the public on the township website.

- XII ADJOURNMENT – Moved to adjourn Oliver, support Horney. Meeting adjourned at 8:20 PM by unanimous voice vote.

Next meeting is November 15, 2021.

## APPENDIX

Recvd  
10/11

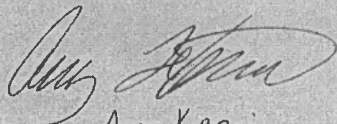
Nationwide, solar energy use and development is growing as governments and private companies commit to using 100% renewable energy. Support for renewable energy is at an all-time high, but opposition to solar development has intensified. While officials push back on solar developers, the landowners and farmers who participate in these projects have largely been ignored.


We are the landowners of the proposed Bridgewater solar project in Bridgewater Township, and we urge you, our Township leaders, to move forward with the upcoming Bridgewater solar ordinance and incorporate the following items within the amendment. Most of the participating landowners live in Sections 25, 26, 27, 35, and 36. We ask that you allow these sections to be included as permissible to host commercial solar. You would be unfairly excluding us and many other landowners who want to participate by leaving these sections out of the amendment. We also suggest allowing grading for solar arrays in these areas. Grading is necessary for commercial scale solar to allow the panels to be able to rotate and follow the sun. Grading is a commonly used practice for homes, roads, etc., why shouldn't it be allowed for solar if it won't disrupt the overall drainage patterns?

Solar projects can transform the communities where they are built. The projects provide economic relief for both the participating landowners and the township, while producing clean, green energy. But as participating landowners, these solar projects will also help protect our land for future generations. Solar projects provide many of us with a more stable income, help us plan for retirement, and provide a service to the community. This additional income would be a blessing to our small community of farmers and would be spent locally, helping the entire Bridgewater township economy.

We have property rights at stake here. We have lease agreements, and would like it to be used for solar panels with the potential to return to farming in the future. But the solar ordinance changes will affect my right to use my land for solar farming. This opportunity will really help our families who rely on our land to make a living. No one should be able to say that we do not have the right to use property we own for our own welfare and benefit, as well as the benefit of our community and environment. For this reason, we would like our land to be included in the ordinance as land on which solar panels may be built.

Solar energy is clean, reduces carbon emissions, improves the environment, decreases America's dependence on fossil fuels, and helps fight global warming. One day, these solar projects may be mandated by the federal government, we want the chance to shape how these projects happen in our own community. It is a fast-growing industry we should be investing in, but we need your help to do so. We urge you to listen to landowners and work with us to allow solar projects on our property.

  
Amy Kopin

  
Peter Smith

△ **CAUTION:** This email originated from an external sender. Verify the source before opening links or attachments. △

Dear Bridgewater Planning Commission,

As a property owner in the township, I appreciate the effort going into the proposed solar project, and the care you all take to ensure that we maintain the nature and desirability of our township. While the solar project has leased a substantial amount of land to develop, in reality, the actual install is quite small (~400 acres probably 1/10<sup>th</sup> of what one average farmer in the township owns). I understand that your consultant is trying to restrict installation to specific sections of the township, but I don't agree that this makes sense and it does not seem reasonable to me. Now, I have no idea where my property falls out into that type of plan, but I do know that in my case – I have a partially-wooded parcel, and that an install would likely not take up much of my land, and be hidden from the road, so would it make sense to disallow it in an application like mine and arbitrarily force it somewhere else that may make less sense for reasons like I mentioned? Further, it doesn't seem fair to arbitrarily disallow other potential property owners from participating just because they fall outside of a particular zone – what if they are just over the zone? In the end, the installation is here because of the power lines that run through our township – and physics dictate that the installation cannot be too far away from these lines, so there is already a practical limit on where the installation can be...in other words, let nature take its course. I am concerned that no one has spoken up yet about these artificial barriers to ensuring a project installation that makes most sense for everyone.

One of the other major concerns I have is that site grading is not allowed for solar array...this seems like a backhanded way to just **kill the project**... You surely allow people building homes and polebarns to grade, it seems it would be impossible to install a solar array without grading. In addition – it would make for a much

more aesthetically pleasing installation to grade prior to install to allow for a more uniform array. Please consider removing this restriction.

You have heard me speak about this project before – as an organic farmer, I have to have 3-year plans to help get certified, and this continued uncertainty is really painful. Add to that the tremendous push by the current U.S. Administration to electrify light- and heavy-duty vehicles in the next decade, as well as move to a carbon-free economy by 2035...and add in rules coming out taking control of even housing autonomy away from townships, I really don't understand why we don't view this as a very positive opportunity to participate in alternative energy in a small and tailored way before the state or federal government issues some sort of eminent domain. I also don't understand the tremendous opposition to this opportunity on the part of the planning board and consultant – for heaven's sake – I don't see that ~20 acres of solar installation on my land is any more offensive than the 20 acres of cattle my neighbor has – they make noise and stink!) Solar does neither – we don't mind the cattle at all, and I'm not sure why solar is being perceived as so different. I am concerned that your consultant seems intent on killing this project, and I believe he has done that in a different township already, it just seems like more of a power trip than an honest discussion about including alternative energy in 2021 on a few hundred acres in a rural township... It seems so much better to have solar energy than other types of development (like housing) which cannot ever be undone – solar only has a 25-year life – preserving the land for almost 3 decades for agricultural use.

To summarize, Invenergy has done these installations before, have you toured some of their other sites and spoken to the local township planning boards? I fully appreciate the balance that needs to be struck between government and industry – and the work you are doing to look out for the integrity of our township. No one wants to see Invenergy write the rules, but neither should one

consultant have that much power and try to cancel the project through arbitrary and capricious restrictions. I am writing to ask that you don't kill this project through arbitrary rules that essentially make an installation impossible (e.g. no-grading allowed), and not prevent folks who want to participate in this project from joining by enacting a limit based on proximity to a township section border.

Thank you for listening,  
Amy Kopin

⚠ **CAUTION:** This email originated from an external sender. Verify the source before opening links or attachments. ⚠

Mr. Horney,

I wanted to write you this afternoon regarding the proposed solar project in Bridgewater township. It is my understanding that it is moving, albeit slowly but I have some concerns related to some of the specifics regarding the ordinance that is being developed. My understanding is that the neighboring twps have created their own ordinances and that Bridgewater is not interested in using those as a model. I think it is important to know in this day and age, that wind, solar and other alternative energies are here to stay and that they will be developed. The only question is where and who will benefit from the increased tax base and energy production that these new technologies bring. Unfortunately, I feel that as a property owner in Bridgewater Twp we only get one shot at this so we should feel blessed with this opportunity.

Two items that I feel that need to be addressed are the possible restriction of participants and any possible site grading that may be necessary. Full disclosure, we have been approached about a possible solar lease and if this goes through it would mean that we could augment our farm income and keep farming instead of selling the property for additional development.

Regarding the restriction of participants, I feel that all Bridgewater residents that are able to participate should be able to. There is limited land available for this and to further restrict it seems counterintuitive to the success of the program. Using our small parcel as an example, out of our 100 acres we would probably only be able to use 20 or so, leaving the rest for wildlife cover and some of our crops.

Secondly, we certainly don't support clearing forested land for this project but I feel that some site grading has to be necessary if only to prevent water pooling and to ensure proper drainage for the equipment.

In all honestly, I am looking to preserve the rural nature and feel of the area and the increased income and tax base would ensure that we could keep the neighborhood feel for years to come. Everytime I pass Saline, it seems that there is always a new subdivision going in and it seems sad to keep losing more farmland year after year.

Thank you for your time and consideration.

Peter Smith  
Bridgewater Land Owner

DRAFT

**BRIDGEWATER TOWNSHIP BOARD OF TRUSTEES  
TO RECOGNIZE AND HONOR REMY LONG FOR HIS EXEMPLARY SERVICE AND  
CONTRIBUTIONS TO BRIDGEWATER TOWNSHIP  
RESOLUTION NUMBER 2021-11**

WHEREAS, Remy Long has faithfully served Bridgewater Township as a member of the Bridgewater Township Farmland Preservation Board; and,

WHEREAS, Remy Long’s service record has served as a wealth of experience and insight into issues facing the Farmland Preservation Board; and,

WHEREAS, Remy Long’s experience and expertise in both the structure and function of the Farmland Preservation Board has provided exemplary service to the community as a whole; and,

WHEREAS, Remy Long’s contributions to the Farmland Preservation Board have remained consistent in pursuing and achieving the ultimate goals and direction of our rural community; and,

WHEREAS, Remy Long’s respect for his comrades among the members and guests of the Bridgewater Township Farmland Preservation Board has earned him their respect and confidence.

NOW, THEREFORE, WE RESOLVE that the Bridgewater Township Board of Trustees wish to extend to Remy Long their gratitude and appreciation for all the hard work, dedication, and loyalty he has devoted to us, to our residents, and to our posterity;

Motion made by Trustee \_\_\_\_\_ and seconded by Trustee \_\_\_\_\_ to adopt Resolution 2021-11 to recognize and honor Remy Long for his exemplary service and contributions to Bridgewater Township.

Upon roll-call vote, the following members voted:

AYE:	ABSTAIN:
NAY:	ABSENT:

Supervisor Fromhart declared the resolution 2021-11 duly adopted.

Certification:

I, Michelle McQueer, the undersigned Clerk of Bridgewater Township, do certify that the above resolution is a true and complete copy of a resolution adopted at the regular meeting of the Bridgewater Township Board of Trustees held on November 4, 2021 the original of which is on file in my office, and that notice of such meeting was given, and the meeting was conducted, pursuant to and in compliance with Public Act 267 of 1976 as amended.

\_\_\_\_\_  
Michelle McQueer,  
Bridgewater Township Clerk

**BRIDGEWATER TOWNSHIP BOARD OF TRUSTEES  
A RESOLUTION TO ESTABLISH SUPERVISOR'S SALARY  
RESOLUTION NUMBER 2021-12**

WHEREAS, the property owners of Bridgewater Township have elected a Board of Trustees consisting of a Supervisor, a Clerk, a Treasurer, and two Trustees; and,

WHEREAS, the Bridgewater Township Board of Trustees have been elected by the property owners of the Township to discharge the statutory duties inherent in those offices; and,

WHEREAS, the members of the Bridgewater Township Board of Trustees may be reasonably compensated for discharging those duties; and,

WHEREAS, the Bridgewater Township Board of Trustees established the creation of an ad-hoc Compensation Committee to determine the salary of each township elected official; and,

WHEREAS, the Bridgewater Township Compensation Committee has recommended a 15% increase in the Supervisor's salary for the 2021-2022 fiscal year, with a 2% annual increase thereafter;

NOW, THEREFORE WE RESOLVE that the Bridgewater Township Supervisor's salary for the 2021-2022 fiscal year be increase from \$15,920 to \$18,308.

Motion made by Trustee \_\_\_\_\_ and seconded by Trustee \_\_\_\_\_ to adopt the above Resolution.

Upon roll-call vote, the following members voted:

AYE:

ABSTAIN:

NAY:

ABSENT:

Supervisor declared Resolution Number 2021-12 to establish the Bridgewater Township Supervisor's salary for the 2021-2022 fiscal year as \$18,308 duly adopted.

Certification:

I, Michelle McQueer, the undersigned Clerk of the Township of Bridgewater, hereby certify that the foregoing resolution is a true and complete copy of a resolution adopted at a regular meeting of the Board of Trustees of the Township of Bridgewater, held on November 4, 2021, the original of which is on file in my office, and that notice of such meeting was given, and the meeting was conducted, pursuant to and in compliance with Act No. 267, Michigan Public acts of 1976, as amended.

\_\_\_\_\_  
Michelle McQueer  
Bridgewater Township Clerk



**BRIDGEWATER TOWNSHIP BOARD OF TRUSTEES  
A RESOLUTION TO ESTABLISH CLERK'S SALARY  
RESOLUTION NUMBER 2021-13**

WHEREAS, the property owners of Bridgewater Township have elected a Board of Trustees consisting of a Supervisor, a Clerk, a Treasurer, and two Trustees; and,

WHEREAS, the Bridgewater Township Board of Trustees have been elected by the property owners of the Township to discharge the statutory duties inherent in those offices; and,

WHEREAS, the members of the Bridgewater Township Board of Trustees may be reasonably compensated for discharging those duties;

WHEREAS, the Bridgewater Township Board of Trustees established the creation of an ad-hoc Compensation Committee to determine the salary of each township elected official; and,

WHEREAS, the Bridgewater Township Compensation Committee has recommended a 15% increase in the Clerk's salary for the 2021-2022 fiscal year, with a 2% annual increase thereafter;

NOW, THEREFORE WE RESOLVE that the Bridgewater Township Clerk's salary for the 2021-2022 fiscal year be increased from \$16,539 to \$19,020.

Motion made by Trustee \_\_\_\_\_ and seconded by Trustee \_\_\_\_\_ to adopt the above Resolution.

Upon roll-call vote, the following members voted:

AYE:  
NAY:

ABSTAIN:  
ABSENT:

Supervisor declared Resolution Number 2021-13 to establish the Bridgewater Township Clerk's salary for the 2021-2022 fiscal year as \$19,020 duly adopted.

Certification:

I, Michelle McQueer, the undersigned Clerk of the Township of Bridgewater, hereby certify that the foregoing resolution is a true and complete copy of a resolution adopted at a regular meeting of the Board of Trustees of the Township of Bridgewater, held on November 4, 2021, the original of which is on file in my office, and that notice of such meeting was given, and the meeting was conducted, pursuant to and in compliance with Act No. 267, Michigan Public acts of 1976, as amended.

\_\_\_\_\_  
Michelle McQueer  
Bridgewater Township Clerk

**BRIDGEWATER TOWNSHIP BOARD OF TRUSTEES  
A RESOLUTION TO ESTABLISH TREASURER’S SALARY  
RESOLUTION NUMBER 2021-14**

WHEREAS, the property owners of Bridgewater Township have elected a Board of Trustees consisting of a Supervisor, a Clerk, a Treasurer, and two Trustees; and,

WHEREAS, the Bridgewater Township Board of Trustees have been elected by the property owners of the Township to discharge the statutory duties inherent in those offices; and,

WHEREAS, the members of the Bridgewater Township Board of Trustees may be reasonably compensated for discharging those duties;

WHEREAS, the Bridgewater Township Board of Trustees established the creation of an ad-hoc Compensation Committee to determine the salary of each township elected official; and,

WHEREAS, the Bridgewater Township Compensation Committee has recommended a 15% increase in the Treasurer’s salary for the 2021-2022 fiscal year, with a 2% annual increase thereafter;

NOW, THEREFORE WE RESOLVE that the Bridgewater Township Treasurer’s salary for the 2021-2022 fiscal year be increased from \$17,967 to \$20,662.

Motion made by Trustee \_\_\_\_\_ and seconded by Trustee \_\_\_\_\_ to adopt the above Resolution.

Upon roll-call vote, the following members voted:

AYE:  
NAY:

ABSTAIN:  
ABSENT:

Supervisor declared Resolution Number 2021-14 to establish the Bridgewater Township Treasurer’s salary for the 2021-2022 fiscal year as \$20,662 duly adopted.

Certification:

I, Michelle McQueer, the undersigned Clerk of the Township of Bridgewater, hereby certify that the foregoing resolution is a true and complete copy of a resolution adopted at a regular meeting of the Board of Trustees of the Township of Bridgewater, held on November 4, 2021, the original of which is on file in my office, and that notice of such meeting was given, and the meeting was conducted, pursuant to and in compliance with Act No. 267, Michigan Public acts of 1976, as amended.

\_\_\_\_\_  
Michelle McQueer  
Bridgewater Township Clerk

## Hogan Road Improvements

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From: Laurie Fromhart (bridgewaterwpsupervisor@yahoo.com)

To: siddalls@wcroads.org

Cc: fullerb@wcroads.org; fullerd@wcroads.org; greenr@wcroads.org; llamasg@wcroads.org; mccollumj@wcroads.org; maciejewskij@washtenaw.org; shinks@washtenaw.org; sandersc@washtenaw.org; hodgej@washtenaw.org; labarrea@washtenaw.org; morganj@washtenaw.org; scottk@washtenaw.org; bridgewaterwptreasurer@yahoo.com; bridgewaterwpclerk@yahoo.com; faustsandandgravel@gmail.com; gm.lawncare@yahoo.com; lucas@lucaslawpc.com; beemans@washtenaw.org; jeffersonr@washtenaw.org

Bcc: bridgewaterwpsupervisor@yahoo.com

Date: Sunday, October 31, 2021, 02:58 PM EDT

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Dear Sheryl,

As you know we entered into an agreement with the WCRC for improvements to Hogan Road that was approved by the Board of Road Commissioners on August 17th. At our September 2nd Township meeting I reported to our Board that the project had been delayed with a new start date of September 9th. On September 9th I was contacted by District Foreman Roark Freeman via a text message indicating that "berming work would begin today and forestry work will be next week". Berming work was in fact completed however no forestry work was performed the following week. After two weeks had passed with no further communication from the road commission or work being performed on the road, I contacted Roark Freeman via a text message on September 27th asking when work would resume on Hogan Road. He responded it would be the following day September 28th weather permitting.

The morning of September 28th work began with limestone immediately being placed on the roadway without any shaping of the existing roadway contrary to our agreement. It was apparent the road commission considered their work complete by the end of that week as dust control was applied to the road as a final measure.

After inspecting the roadway and discussing the improvements with my fellow board members and impacted property owners it was obvious the work performed was of very poor quality. Limestone was placed unevenly along the roadway leaving more than an 8- inch lift in areas and some sections of the roadway are only 18 feet wide with steep edges creating a safety hazard for passing vehicles. Berming work was inadequate with a substantial amount of water now flowing to a protected wetland. In addition, affected property owners' driveways were not tied into the new roadway leaving it very difficult for them to exit their driveways, and impossible for them to use their recreational vehicles.

I brought my concerns and dissatisfaction with the poor quality of work to your attention and requested you physically inspect the roadway. I understand you inspected the roadway on October 11th and responded that the road commission still had two items to complete – forestry and final grading, and that part of the final grading driveways would be tied in along the roadway with work to be completed by the end of October.

It is now the end of October and the work on Hogan Road is still not complete as promised. Property owners have been forced to contract work to tie in their driveways so they can use their vehicles without damaging them. Property owner Jeff Mazur who runs a horse sanctuary could

no longer wait for the road commission to tie in his driveway in order to use his trailer to rescue horses. Forestry work was completed however the road commission's tree trimming work was less than desirable in addition to leaving woody debris in the fresh gravel.

This is completely unacceptable and inexcusable. Unfortunately, you have shown no leadership and have simply accepted the excuses of the district foreman without question. We have been totally disrespected by the road commission especially when your district foreman commented that the only reason the Township Board was making improvements to Hogan Road was because the Supervisor lives on it. Hogan Road happens to be the worse road in our Township but your district foreman has refused to acknowledge this. The problem is the rest of the road needs to be improved but how do we move forward now when we have no faith or confidence in the road commission?

Respectfully,

Laurie Fromhart  
Bridgewater Township Supervisor  
10990 Clinton Rd  
Manchester, MI 48158  
Cell: 734.223.2766  
Email: [bridgewaterwpsupervisor@yahoo.com](mailto:bridgewaterwpsupervisor@yahoo.com)

## Bridgewater Twp Hall Rental

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From: Dru Mark-Wilson (dru@washtenawcd.org)

To: bridgewaterwpsupervisor@yahoo.com

Date: Friday, October 29, 2021, 12:56 PM EDT

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Hey Laurie!

Thanks for calling me back! Here is the information we discussed over the phone to present to your Board.

- Reserve a room in Bridgewater Twp for a live, in-person screening of "Waterbody Health: Benefits of Natural/Living Shorelines" webinar on January 27th, 2022 from 5pm to 8 pm
- Purpose: for residents who may have unreliable internet.
- Questions: Does the hall have a steady internet connection? Does the hall have a large monitor or screen/projector setup that we could plug a laptop into? Does the hall have a speaker system? Would the Board be willing to waive the rental fee? Would refreshments that we provide be allowed in the hall?
- Funding Information: CAP or MDNR UCF grant, we are still waiting to hear if we received funding, but we are running this educational webinar regardless due to interest on water quality issues from the Bridgewater community ([resident calls and comments in the Resource Assessment Survey](#)).

Look forward to hearing from you! Let me know if you have any questions in the meantime.

--

**Dru Mark-Wilson**

*Outreach Coordinator*

*Washtenaw Conservation District*

705 N. Zeeb Rd., Suite 201  
Ann Arbor, MI 48103

734.302.8715  
[washtenawcd.org](http://washtenawcd.org)

## Courtesy notification of tree trimming for Bridgewater Township in 2022

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From: Jamal N Robertson (jamal.robertson@dteenergy.com)  
To: bridgewaterwpsupervisor@yahoo.com  
Cc: molly.luempert-coy@dteenergy.com; therese.campbell@dteenergy.com  
Date: Tuesday, September 14, 2021, 09:35 PM EDT

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Supervisor Fromhart,

Attached, please find a map of the area planned for tree trimming in 2022.

While the actual trimming will occur in 2022, pre-planning work will start this month.

A planner will walk the route and meet with customers.

If you have any questions, please let me know.

With Regards,

Jamal

**Jamal N. Robertson**

**Associate Regional Manager**

**DTE Energy |Corporate and Government Affairs**

One Energy Plaza, 1510 WCB | Detroit, MI 48226

Office: (313) 235-5653

Mobile: (313) 686-7942

[jamal.robertson@dteenergy.com](mailto:jamal.robertson@dteenergy.com)





- Tree Maintenance Area
- Community Boundary

- Two-thirds of the time DTE Energy customers spend without power is due to trees.
- Tree trimming is an industry-wide solution to prevent outages. DTE Energy follows industry best practice and standards for tree trimming.
- DTE Energy works collaboratively with customers every step of the way to address their concerns before we begin work.

Please note: During 2022, DTE is planning to trim trees within the area shaded green. Additional tree work may be necessary based on circuit performance to improve reliability. Severe weather, or other circumstances may change the timing and extent of the work

# Bridgewater Township

## Zoning Administrator Report

September and October 2021 (typo corrected)

Due to an extended argument with a nasty flu bug earlier in October, I was unable to complete preparation of a September report, so this report covers two months. During this period, the following applications were received, reviewed, and acted upon. Also included is a summary of ordinance enforcement and administration activities:

### Zoning Compliance Certificates and Administrative Site Plan Approval:

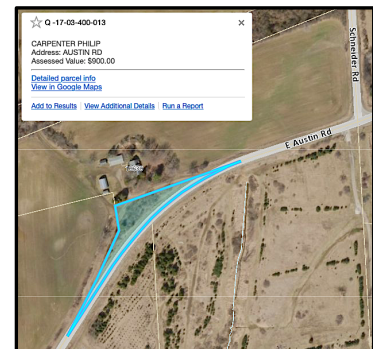
*No applications were received during this period.*

### Addressing Assignments and Administrative Determinations:

1. **Administrative Determinations.** Proposed uses of an existing structure on 10.01 acres of land on the west side of Kaiser Road south of Austin Road in the AG (General Agriculture) zoning district (parcel #Q-17-01-400-030). ([see attached letter dated 10/29/2021](#))
2. **Addressing Assignment (Alexandra and Jonathan Wright; parcel #Q-17-01-400-030).** Based on the above-noted administrative determinations, I took action to assign this parcel an address of ~~8775~~ [8770](#) Kaiser Road, Saline, MI 48176.

### Ordinance Enforcement:

3. **11840 Hogan Rd. (Hebb) – Complaint about barking dogs.** Complaint (from July) about excessive barking of dogs associated with an existing dog kennel. During a recent visit, all was quiet. [This matter is now closed.](#)
4. **8232 Boettner Rd. – Multiple inoperable vehicles, trailers, and junk stored in the yard.** A complaint was received about multiple junk and inoperable vehicles, campers, boats, boat trailers, and junk stored in the yard. In response to a previous notice of violation, some improvements were made. However, during a recent site visit, I noted that there were still vehicles parked on the front lawn and multiple junk vehicles stored outside in violation of the residential parking standards of the Zoning Ordinance and Ord. No. 37 (Junk). A second notice of violation to the owner of record and the occupants is in process.
5. **9234 Austin Rd. – unlawful fill, impeding of drainage, and encroachments into yard setbacks and the road right-of-way.** The owner placed substantial fill in the road right-of-way and construct berms in the yard setback areas in a manner that impeded natural drainage patterns, unlawfully encroached into the road right-of-way and setbacks, and violated the minimum requirements that apply to berm construction. In response to the initial notice of violation, the owner took action to completely remove the material. [This matter is now closed.](#)
6. **E. Austin Rd. (parcel #Q-17-030400-013, vacant) – Complaint about junk and debris.** During a recent site visit, I found that the unlawfully established landscape maintenance operation and associated outdoor storage of equipment, materials, firewood, junk, and debris have been completely removed from this lot. [This matter is now closed.](#)





**Ordinance Administration and Other Items of Interest:**

7. **Telephone calls and emails.** Although I was ill during part of October, I did continue to respond to requests for information, questions, and other enquiries. During this period, I received telephone calls and emails regarding requests for zoning district information, addressing and zoning permit requirements, and Zoning Ordinance standards for land divisions, campgrounds, new home construction, roof-mounted solar panel installation, and plant nurseries and tree farms.

I also received and responded to a series of emailed questions from a real estate agent about requirements for new private road construction, and an enquiry from an adult-use (recreational) marihuana business investor about whether the Township allows for *adult-use* marihuana establishments. I shared a summary of the *medical* marihuana facilities allowed in the Township subject to required licensing and zoning approvals, and confirmed that adult-use marihuana establishments were not an option under current Township ordinances.

Respectfully submitted,

**Rodney C. Nanney**  
Zoning Administrator

# BRIDGEWATER TOWNSHIP

**Rodney C. Nanney**  
Zoning Administrator  
10990 Clinton Road  
Manchester, MI 48158

October 30, 2021

Alexandra and Jonathan Wright  
26830 Parkside Drive  
Taylor, MI 48180

VIA EMAIL

**Administrative Determination: Proposed uses of an existing structure at 8770 Kaiser Road, 10.01 acres of land on the west side of Kaiser Road south of Austin Road in the AG (General Agriculture) zoning district (parcel #Q-17-01-400-030).**

Dear Alexandra and Jonathan Wright:

I have prepared this administrative determination letter in response to your addressing application and a recent follow up telephone conversation. Please note that a typo in the address assignment has been corrected from “8775” to “8770.” Please disregard the earlier version of this letter dated 10/29/2021.

## **Summary of the circumstances**

Based on the documentation with your addressing application, which was received by the Township on September 16, 2021, you purchased the above-listed parcel from Douglas Frey in late August of this year. During our initial telephone conversation about your addressing application, I made you aware of the existing ordinance violation associated with the existing structure on this parcel. Mr. Frey built the structure years ago without permits and unlawfully occupied it for dwelling purposes (he referred to it as a cabin). I explained that I could not issue an address for an unlawful dwelling. You then confirmed your intention to remove the structure within the next 30 – 60 days. You also confirmed your longer-term plans (2-3years) to construct a new single-family dwelling on the parcel. When we closed this initial conversation, it was with the mutual understanding that you would contact me upon completion of the removal and that the address would then be issued.

I recently learned that you had changed your mind and had decided to keep the structure in place. During our telephone conversation earlier this week, you confirmed that use of the structure would be limited to storage of lawnmowers and other yard maintenance equipment to be used on-site to take care of the property. You also confirmed that the structure would no longer be used for any type of dwelling purposes.

## **Administrative determinations**

Section 1.06E.1. of the Zoning Ordinance establishes the duties and responsibilities of the Zoning Administrator, which include requirements related to interpretation of the Ordinance as applied to specific circumstances. This Section requires that I must *“interpret all provisions of this Ordinance in such a way as to preserve and promote the character of the zoning district in question (and to) carry out the intent and purposes of this Ordinance and the Township’s Master Plan.”*

After review of the circumstances and consideration of your current plans and intended use of this existing structure, I have made the following determinations consistent with Section 1.06E.1.:

1. It is my determination as Zoning Administrator that your conversion of the existing structure to storage of lawnmowers and other yard maintenance equipment to be used on-site to take care of the property eliminated the land use violation associated with the prior owner's unlawful use of the structure for dwelling purposes.
2. With this change of use, it is my determination that this structure will be regulated as a "*detached accessory structure*" subject to the requirements of Section 6.03 (Accessory Structures) of the Zoning Ordinance.
3. It is further my determination that this change of use caused the existing structure to now fall under the "*legal nonconforming structure*" protections found in Section 16.07 (Nonconforming Structures) of the Zoning Ordinance, because it is a detached accessory structure on a lot without a principal dwelling (see Section 6.03B.2. of the Ordinance). As a legal nonconforming structure, it can be used for the storage-related purposes described above, provided that the structure is not enlarged or altered in a manner that would increase the nonconformity.
4. Because this structure is now considered to be a legal nonconforming structure, no additional zoning permit approval is required at this time. Should you relocate or enlarge the structure in the future, please be aware that zoning permit approval would be required.
5. With the change of use and elimination of the previous owner's Ordinance violation, it is my determination that, from a land use perspective, the parcel is a vacant lot suitable for addressing. The completed addressing assignment is attached showing an address of 8770 Kaiser Rd.

Please call me with any questions about this information at (734) 483-2271. As your plans for your new home move forward, please feel free to contact me anytime with questions about the Zoning Ordinance requirements that apply to that project.

Respectfully submitted,

***Rodney C. Nanney***  
Zoning Administrator



**Washtenaw County Broadband Task Force**  
 Established by the Washtenaw County Board of Commissioners  
 Working to Achieve Countywide Broadband Equity by 2022



## VIRTUAL Meeting Minutes

Thursday, September 16, 2021  
 8:00 – 9:00 A.M.

I. Call to Order | Introductions / Roll Call

The meeting was called to order by Chair Fuller at 8:00 am

Present:

Ann Arbor Township  
 Augusta Township  
 Bridgewater Township  
 Dexter Township  
 Freedom Township  
 Lyndon Township  
 Manchester Township  
 Northfield Township  
 Saline Township  
 Scio Township  
 Sharon Township  
 Sylvan Township  
 Webster Township

Diane O’Connell  
 Belynda Domas  
 Don Stein  
 Diane Nolte  
 Valisa Bristle  
 Gary Munce  
 Lisa Moutinho  
 LJ Walter  
 Gary Pirkola  
 Alec Jerome  
 Barb Fuller  
 Amanda Nimke-Ballard  
 John Kingsley

Commissioner Shannon Beeman  
 Commissioner Jason Maciejewski

Kyle Mazurek	Comcast
Melanie Bell	Plymouth District Library
Ben Fineman	Vice Chair of the Broadband Task Force
Barb Fuller	Chair of the Broadband Task Force

Members of the Public in Attendance:

Vicki  
 Kim Rickett  
 Chris Scharrer  
 Joe Kelly  
 Lucas Larson

II. Approval of the Agenda

Motion to approve agenda as presented, Jerome. Supported by Kingsley.  
 Unanimous approval.

- III. Approval of August 19, 2021 Meeting Minutes  
Motion to approve minutes of August 19, 2021 as presented, Stein. Supported by Jerome.  
Unanimous approval.

- IV. Update  
Chair Fuller opened her comments by thanking the group for answering the call, and for encouraging residents of your townships to do the same. Our request for countywide broadband gap-filling funds was unanimously approved by the Board of Commissioners.

Commissioner Maciejewski added, 'We did it – we got our funding' through the continued work of the group, their time and relentless letters, emails and conversations. Next step is to close out the RFP and get agreements (contracts with vendors) signed. He added that 3 Ann Arbor Commissioners were with us all along and supportive of our efforts.

Commissioner Beeman echoed the sentiment of Chair Fuller and Commissioner Maciejewski- it is the work of the Broadband Task Force that got us to where we are, fully funded for countywide broadband equity. She thanked the group.

Vice-Chair Fineman also thanked the group, recognizing the work of Jason, Shannon, Barb, Lisa and the RFP Committee. He also pointed out the misinformation that had been shared at the previous evenings Board of Commissioners meeting, regarding the percentage of the population who would benefit from this initiative. 30% of the funding will benefit the west side of the county, 32%, the east side, and 38% in the central portion of the county.

- V. Action Items  
None

- VI. New Business  
None at this time

- VII. Old Business  
None

- VIII. Township Updates  
Lyndon Townships Gary Munce thanked the group for their efforts and stated that equity has always been a part of the mission of the Broadband Task Force. The group will continue to be mindful of it as they move forward to the next phase of the work.

Webster Township's John Kingsley asked about the process for contract awards. Chair Fuller stated that awards will go out by the end of the month. 5 day challenge period, with immediate contract negotiations thereafter. Complete buildout is expected to take 1-5 years.

- IX. Public Comment  
None

X. Announcements

Chair Fuller announced that Comcast has amended their Internet Essentials program to include eligibility for Pell Grant recipients - \$9.95 monthly or less.

She also stated a press release announcing the funding for countywide broadband equity would be forthcoming.

XI. Adjournment

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Motion to adjourn made by Kingsley. Supported by Walter.

Unanimous approval

The meeting adjourned at 8:35 am

**NEXT MEETING:** Oct 21, 2021 @ 8:00-9:00AM – Zoom format

DRAFT