

AGENDA
BRIDGEWATER TOWNSHIP BOARD OF TRUSTEES

Date November 06, 7:00 p.m.

CALL TO ORDER / PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION

Public Comment: Any person shall be permitted to address a meeting of the Township Board.

Public comment shall be carried out in accordance with following board rules and procedures:

1. Comments shall be directed to the board, with questions directed to the chair.
2. Any person wishing to address the board shall state his or her name and address.
3. Persons may address the board on matters that are relevant to Township government issues.
4. No person shall be allowed to speak more than once on the same matter, excluding the time needed to answer board member's questions. The chair shall control the amount of time each person shall be allowed to speak.

APPROVE MINUTES: October 2, 2014 Regular Meeting

REVIEW AND APPROVE AGENDA

PUBLIC-SAFETY REPORT

REPORTS & CORRESPONDANCE

1. Treasurer's Report
2. Clerk's Report
3. Supervisor's Report
4. Trustees' Reports
5. Written Reports: Zoning Administrator Report, Assessor Report, Planning-Commission Minutes

REGULAR AGENDA

1. Financials, Approve Disbursements
2. Master Plan Resolution
3. Townhall Snow Plow Bid
4. Clinton Library Letter
5. Review of Township Fee Schedule
6. Townhall Responsibilities
7. Wireless Printer for Townhall

CITIZEN PARTICIPATION

ADJOURN

Upcoming Meetings and Events:

Township Planning Commission: November 10, 2014, 2014, Bridgewater Township Hall, 7:00 p.m.

Township Board of Trustees: December 4, 2014 Bridgewater Township Hall, 7:00 p.m.

Southwest Washtenaw Council of Governments: TBA, 7:30 p.m.

**BRIDGEWATER TOWNSHIP
BOARD OF TRUSTEES MEETING
MINUTES OF MEETING
THURSDAY, SEPTEMBER 4, 2014**

I. CALL TO ORDER

The regular monthly meeting of the Bridgewater Township Board of Trustees was called to order by Supervisor Smith at 7:00 p.m. followed by the pledge of allegiance to the flag at Bridgewater Township Hall, 10990 Clinton Road, Manchester, MI.

Present: Supervisor Ronald Smith, Clerk Laurie Fromhart, Treasurer Michelle McQueer and Trustees David Faust and Geoff Oliver.

Attendance: 2

II. CITIZEN PARTICIPATION

There were no public comments.

III. APPROVAL OF MINUTES

Smith moved to approve the August 7, 2014 meeting minutes as drafted. Oliver seconded the motion which was adopted unanimously.

IV. REVIEW AND APPROVE AGENDA

McQueer moved to approve the agenda as presented. Oliver seconded the motion which was adopted unanimously.

Public Safety Report

The sheriff's department submitted a written report to the Board on the law enforcement activities for the month of July 2014.

V. REPORTS AND CORRESPONDANCE

A. Treasurer's Report

McQueer submitted a written report to the Board. The Board briefly discussed McQueer's recommendation and request to make an additional loan payment to reduce the sewer's special assessment debt. **Smith moved to make an early payment of \$100,000 on the special assessment debt. McQueer seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, McQueer yes, Oliver yes, Smith yes. Motion passed.**

B. Clerk's Report

Fromhart reported on preparations for the upcoming November general election. Fromhart also reported she received a special land use application for a temporary arts center facility located at the corner of Fisk and McCollum roads.

C. Supervisor's Report

Smith reported the Manchester Post Office issues with addresses for property owners who live on Hogan, Logan, Wallace, and Wilbur roads continues with no resolution at this time. Smith reported he will be attending a meeting at a resident's home to discuss issues and concerns regarding the pipeline that is proposed to run through part of the Township. Smith reported a meeting is scheduled with Tetra Tech on September 12th at 3:30 p.m. to discuss the September deadline per the terms of the settlement agreement. Smith reported County Parks closed on the Dindoffer property on August 20th and are moving forward with fencing on the Griewahn property. Smith noted he will be contacting the property owner to the south of the Dindoffer property to find

out if they want a fence. Smith also reported he spoke with the Township engineer regarding extending the sewer use district to the Buter farm and received a quote of 20 per foot for the sewer line.

D. Trustees' Report

Faust presented a quote of \$1300 for the cost of a remand core as a credit for Henes' grinder pump.

E. Written Reports

Board packets included reports from the Assessor, Zoning Administrator, and Planning Commission.

VI. PRIORITY BUSINESS

A. Approve Disbursements from August 8, 2014 – September 4, 2014

Smith moved to approve the monthly disbursements from the general and sewer funds in the amount of \$36,978.08. Faust seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, McQueer yes, Oliver yes, Smith yes. Motion passed.

B. Public Act 283 of 1909

Smith provided the Board with a packet of information regarding the WCRC road improvement plan for 2015. The Board briefly discussed the plan and noted the Board of Commissioners could approve the plan that would impose a county-wide millage to generate tax revenue for roads without a vote of the people. Fromhart noted the previous Township Board passed a resolution in opposition to the use of Public Act 283.

C. Bridgewater Township vs Tetra Tech

The Board noted this item was previously addressed under Supervisor's report.

D. Investment Policy Discussion

The Board briefly discussed their investment options of general fund savings and decided to defer further discussion to next month.

VII. CITIZEN PARTICIPATION

There were no public comments.

VIII. ADJOURNMENT

Smith moved to adjourn the meeting at 8:29 p.m.

Respectfully submitted,
Laurie Fromhart
Bridgewater Township Clerk

**BRIDGEWATER TOWNSHIP
BOARD OF TRUSTEES MEETING
MINUTES OF MEETING
THURSDAY, OCTOBER 2, 2014**

I. CALL TO ORDER

The regular monthly meeting of the Bridgewater Township Board of Trustees was called to order by Supervisor Smith at 7:00 p.m. followed by the pledge of allegiance to the flag at Bridgewater Township Hall, 10990 Clinton Road, Manchester, MI.

Present: Supervisor Ronald Smith, Clerk Laurie Fromhart, Treasurer Michelle McQueer and Trustees David Faust and Geoff Oliver.

Also Present: Planning Commissioners David Horney and Thomas Wharam and Planning Consultant Rodney Nanney

Attendance: 1

II. CITIZEN PARTICIPATION

A resident informed the Board that a meet and greet with Pam Byrnes candidate for the 7th Congressional District will be held on October 15, 2014 from 6:00 p.m. to 8:00 p.m. at the Clinton Inn.

III. APPROVAL OF MINUTES

McQueer moved to approve the September 4, 2014 meeting minutes as drafted. Faust seconded the motion which was adopted unanimously.

IV. REVIEW AND APPROVE AGENDA

Smith moved to amend the agenda to add items #4 Vershum Farms LLC PA 116 Application and # 5 Election Signs. Fromhart seconded the motion which was adopted unanimously.

Smith adjourned the regular Board meeting and opened the joint meeting with the Planning Commission.

Joint Meeting Planning Commission: Master Plan

Horney reported the Planning Commission received all public comments and acknowledgements of receipt from surrounding communities regarding the proposed master plan. Horney noted no significant public questions or comments were received other than a comment regarding the proposed community park in the Hamlet. The Board discussed the Hamlet Development Concept regarding the community park and the consensus and recommendation from the Board was to remove the park from the plan due to issues with Township liability and maintenance costs. The Board also recommended that new roads in the concept plan be identified as private roads. The Board discussed the zoning plan, land use maps, community character, non-motorized transportation, senior services, historic properties, code enforcement and addressed other housekeeping items throughout the document.

Smith closed the joint meeting and reopened the regular Board meeting.

Public Safety Report

The sheriff's department submitted a written report to the Board on the law enforcement activities for the month of August 2014.

V. REPORTS AND CORRESPONDANCE

A. Treasurer's Report

McQueer submitted a written report to the Board.

B. Clerk's Report

Fromhart reported she attended the Tetra Tech meeting on September 12th and the Planning Commission's public hearing notice for the SLU application for a home occupation was published in the newspaper on September 25th and notification letters were mailed to all property owners within 300 feet. Fromhart reported she attended the County Clerk's meeting on September 24th, performed the preliminary accuracy test for the general election and noted 119 absent voter ballots have been issued to date. Fromhart also reported the election commission met tonight and appointed the election inspectors and receiving board and scheduled the public accuracy test for October 15th at 5:00 p.m. for the November 4th general election.

C. Supervisor's Report

Smith reported address issues with the Manchester post office continues and that a meeting was held with the district representative to try to reach a resolution. Smith also reported he and McQueer attended the Rover pipeline meeting in Dexter Township and provided the Board with a copy of a resolution of opposition from Lima Township. Smith noted he will continue to attend meetings regarding the proposed pipeline.

D. Trustees' Report

Faust reported the Township needs the instructions and specifications on the air relief valves for the sewer's collection system so they can be serviced and maintained. Horney reported the aeration tank for the sewer plant is scheduled to be delivered on October 15th.

E. Written Reports

Board packets included reports from the Assessor, Zoning Administrator, and Planning Commission.

VI. PRIORITY BUSINESS

A. Approve Disbursements from September 5, 2014 – October 2, 2014

Smith moved to pay the monthly bills from the general and sewer funds in the total amount of \$15,771.34. Oliver seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, McQueer yes, Oliver yes, Smith yes. Motion passed.

B. Snow Removal Bids

The Board reviewed and discussed the proposed bids from Felip's M&D Auto Service, Inc. and Elite Yard Services, Inc. for snow removal. McQueer recommended entering into a contract with the Bridgewater Depot to lease space for the recycling bins so the Township would no longer be responsible for snow removal.

McQueer moved to produce a contract to lease space from Dan Helber for the recycling bins for the amount of \$450. Smith seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, McQueer yes, Oliver yes, Smith yes. Motion passed. The Board decided to defer discussion on snow removal to consider more bids at their November meeting.

C. Tetra Tech Settlement Agreement Amendment

Smith reported a meeting was held with Tetra Tech on September 12th and as a result the proposed amendment to the settlement agreement is before the Board for consideration. The Board discussed the proposed amendment and Tetra Tech's recent proposed changes to the sewer plant. **Oliver moved to approve the amendment to the Tetra Tech Settlement Agreement as presented. McQueer seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, McQueer yes, Oliver yes, Smith yes. Motion passed.**

D. Vershum Farms LLC PA 116 Application

Smith moved to approve the Vershum Farms LLC PA 116 application for 30 acres located in section 21 of Bridgewater Township. McQueer seconded the motion which was adopted unanimously.

E. Election Signs

Fromhart reported new outdoor election signs are needed to mark no campaigning within 100 feet of the township hall. **Smith moved to authorize Clerk Fromhart to purchase election signs for an amount not to exceed \$200. Faust seconded the motion. Roll Call Vote: Faust yes, Fromhart yes, McQueer yes, Oliver yes, Smith yes. Motion passed.**

VII. CITIZEN PARTICIPATION

There were no public comments.

VIII. ADJOURNMENT

Smith moved to adjourn the meeting at 9:30 p.m.

Respectfully submitted,
Laurie Fromhart
Bridgewater Township Clerk

DRAFT



WASHTENAW COUNTY OFFICE OF THE SHERIFF



JERRY L. CLAYTON
SHERIFF

2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ OFFICE (734) 971-8400 ♦ FAX (734) 973-4624 ♦ EMAIL sheriff@ewashtenaw.org

MARK A. PTASZEK
UNDERSHERIFF

October 9, 2014

Ron Smith
Bridgewater Township Supervisor
10990 Clinton Rd
Manchester, MI 48158

Dear Mr. Smith,

Attached you will find the September report for service provided by the Washtenaw County Sheriff's Office to Bridgewater Township. The report shows specific information, with comparison to previous years, for time spent by position, traffic enforcement, total calls for service (including MSP), and deputies under contract from other jurisdictions responding into Bridgewater Township.

In Summary, Bridgewater Township had 32 calls for service for the month of September. Of the 32 calls the Michigan State Police responded to 14. The Sheriff Office responded to 3 calls, 15 calls were administratively cleared this month with no police response. In general these calls are typically: BOL's (Be on the Lookout), ambulance requests transferred to Huron Valley Ambulance, cancelation of call due to other resolution, example, alarm company cancels due to home owner request.

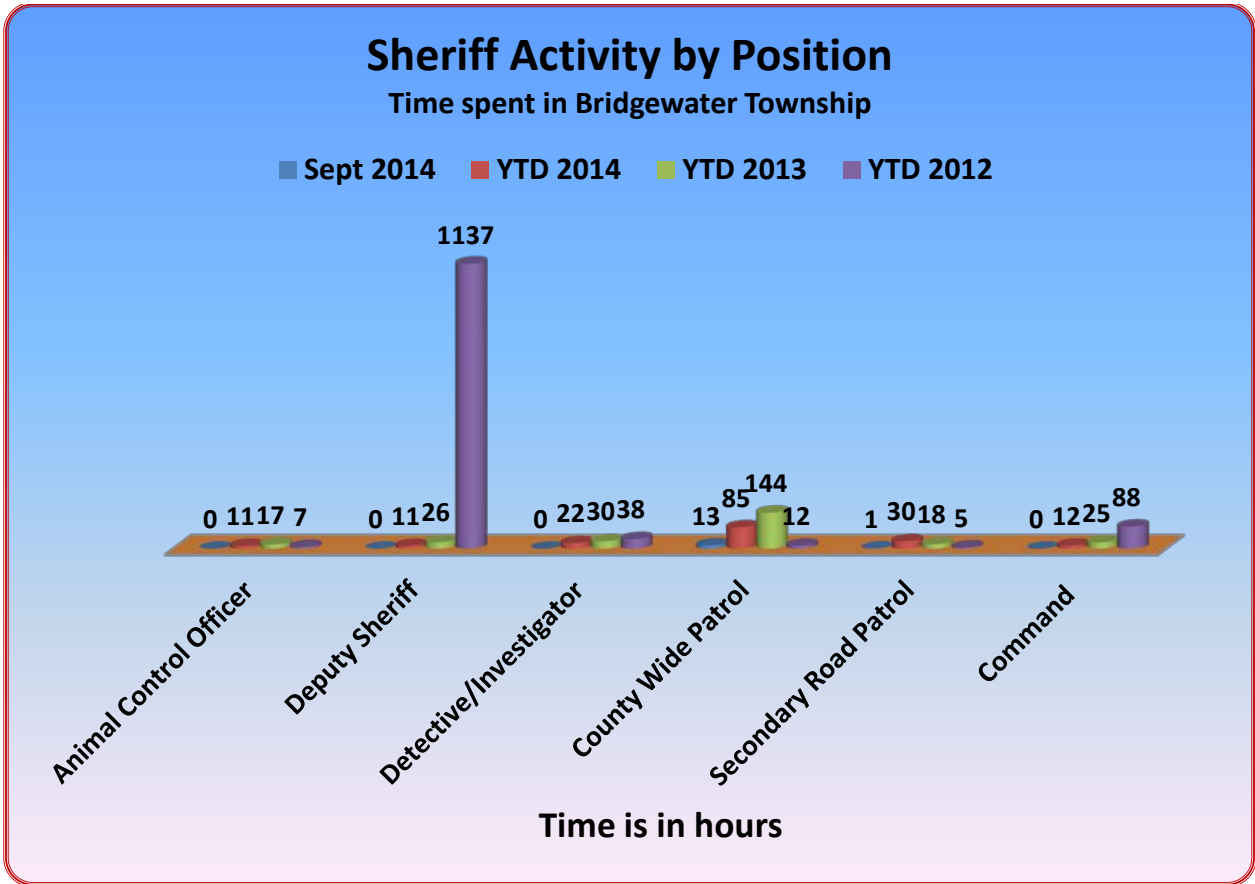
Please contact me at tresterm@ewashtenaw.org or 734-994-8109 if you should need further information or clarification or wish to have this information in electronic form.

Respectfully,

Mike Trester
Lieutenant Western Operations



Washtenaw County Sheriff's Office
 Bridgewater Township Services—September 2014



Animal Control Officer: County funded animal control officer responding to complaints involving domestic animals or wild animals that have been domesticated.

Deputy Sheriff: Deputies under contract by another jurisdiction who perform law enforcement duties in non-contract areas.

Detective/Investigator: County Funded detectives/investigators who have additional training, experience, and equipment to perform higher level law enforcement duties.

County Wide Patrol: County funded county wide road patrol deputies who primarily perform law enforcement duties in non-contracting areas.

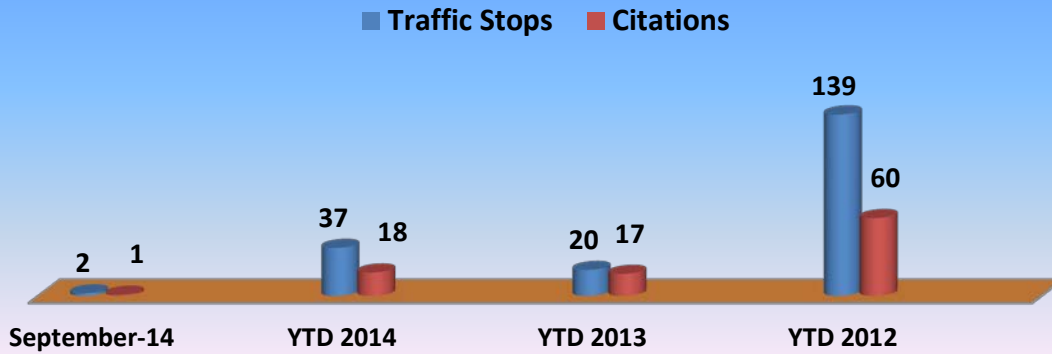
Secondary Road Patrol: A partially funded grant to provide traffic enforcement on secondary roads throughout the County. Respond to and investigate traffic related incidents on secondary roads. On call investigators for serious injury and fatal motor vehicle crashes.

Command: Road patrol sergeants who supervise the above staff. Manages on duty staffing and coordinated on scene police response.



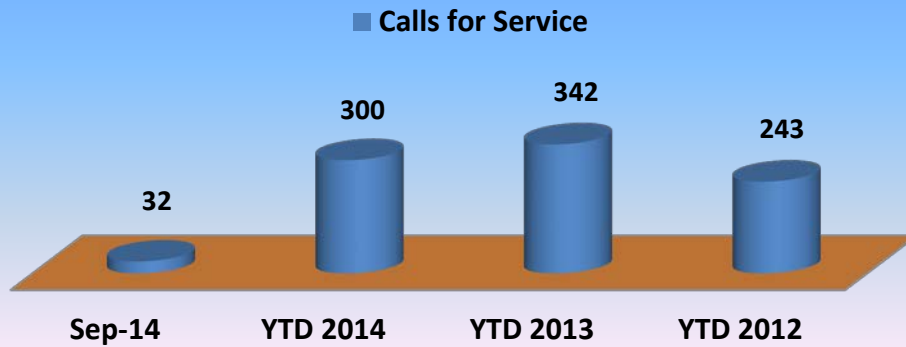
Washtenaw County Sheriff's Office
Bridgewater Township Services—September 2014

Traffic Enforcement--Bridgewater Township



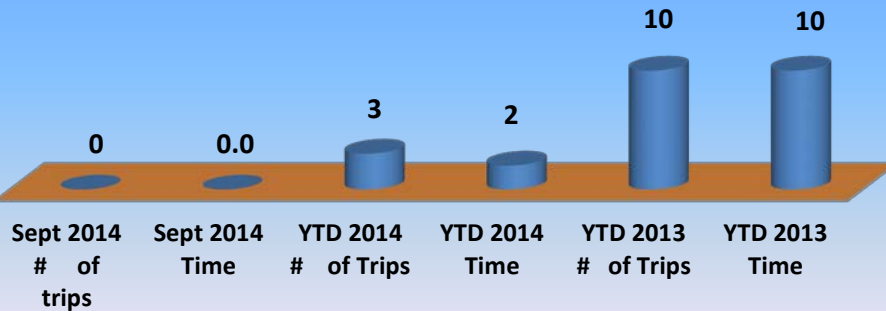
Bridgewater Township Calls for Service

Includes WCSO & MSP



Contract Deputies into Bridgewater Township

■ Manchester-Lodi Deputies



Time is in hours

Treasurer's Report 11/06/2014

Banking

Bank reconciliations for all Township accounts for the month of September were completed and distributed to all board members. Copies of all bank statements were given to the Clerk. There were no deficiencies noted.

Sewer

Letters were sent out last week to all delinquent sewer accounts with balances as of September 30, 2014. The letter reminds customers that any outstanding balances as of September 30th of each year will be placed on the winter tax bill.

Taxes

The process of creating the winter tax bill has commenced. I hope to have all tax bills in the mail by the first of December.

Happy Thanksgiving!

Respectfully submitted,

Michelle McQueer

Bridgewater Township Treasurer

I. 8-Sep-14 meeting called to order 7:11 P.M. by Cal Messing

II. Roll Call

Cal Messing	Dave Horney	Mark Iwanicki
Ron Smith	Tom Wharam	

III. Citizen Participation

- None

IV. Review and Approve Agenda

- Motion to accept the agenda as presented – Mark Iwanicki
- Second to motion – Cal Messing
- Vote – unanimous

V. Approval of Minutes

- Motion to approve minutes from 11-Aug-14 as presented – Cal Messing
- Second to motion - Mark Iwanicki
- Vote – unanimous

VI. Public Hearings

- Motion to adjourn the regular meeting and open the public hearing at 7:15 PM – Tom Wharam
- Second to motion - Ron Smith
- Roll Call Vote

Cal Messing - yes	Dave Horney – N/A	Mark Iwanicki - yes
Ron Smith - yes	Tom Wharam - yes	

No public to comment

- Motion to close the public hearing at 7:16 PM to be reopened at the regular meeting – Tom Wharam
- Second to motion - Ron Smith

Cal Messing - yes	Dave Horney – N/A	Mark Iwanicki - yes
Ron Smith - yes	Tom Wharam - yes	

VII. Old Business

A. Clinton Art Center application

- Rodney Nanney gave a brief update on the facility and the application status
- The application is complete
- Rodney Nanney recommended setting up a public hearing
- A SLU goes with the land until the owner rescinds it or the SLU is not followed
- They will need to post a sign stating the SLU application, per the zoning ordinance
- This must be done 15 days before the hearing
 - Motion to hold a public hearing on 13-Oct-14 for the application of a Special Land Use for the Clinton Art Center – Cal Messing
 - Second to motion - Tom Wharam
 - Vote – unanimous
- Tom Wharam will advise Laurie Fromhart of the meeting
- Rodney Nanney will help Laurie Fromhart with the wording
- Ron Smith has concerns about the traffic flow

B. Monastery follow up

- A meeting was held with Ron Smith, Rodney Nanney and Arezki Mekhaldi, the architect who will be working on the site plan

VIII. New Business

A. None

IX. Communications

A. Report from Zoning Administrator – Carl Macomber

- A report was provided and is on record

B. Report on 4-Sep-14 Board of Trustees meeting – Ron Smith

- The minutes were sent out to Planning Commission members and are on record

X. Informational Items

- Ron Smith spoke on the ET Rover pipeline meeting at Ellison's house
- There are new regulations regarding water run-off

XI. Public Comment

- None

XII. Adjournment

- Next meeting will joint with the board: 2-Oct-14 at 7:00 P.M.
- Next planning commission meeting is 13-Oct-14 at 7:00 P.M.
- Motion to adjourn – Tom Wharam
- Second to motion – Cal Messing
- Vote – unanimous

Meeting adjourned at 8: 08 P.M.

Bridgewater Township Planning Commission Minutes - Draft

I. 13-Oct-14 meeting called to order 7:00 P.M. by Dave Horney

II. Roll Call

Cal Messing	Dave Horney	Mark Iwanicki
Ron Smith	Tom Wharam	

III. Citizen Participation

- Glenn Wotring – asked about the location of the Rover pipeline; Ron Smith said it affects about 15 people going through the northwest corner of Bridgewater township

IV. Review and Approve Agenda

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

V. Approval of Minutes

- Motion to approve minutes from 8-Sep-14 as presented – Mark Iwanicki
- Second to motion - Ron Smith
- Vote – unanimous

VI. Public Hearings - Clinton Art Center SLU

- Motion to adjourn the regular meeting and open the public hearing at 7:07 PM – Dave Horney
- Second to motion - Mark Iwanicki
- Roll Call Vote – unanimous

Cal Messing - yes	Dave Horney – yes	Mark Iwanicki - yes
Ron Smith – yes	Tom Wharam - yes	

- Ruth Knoll gave a general overview of the Clinton Art Center
- Class size of 9 – 10; people do not all arrive at the same time
- Two classes could be at the same time, times could be staggered if needed
- Ruth Knoll handed out a drawing of possible parking
- She talked about fire suppression, there is none but the kilns have not been known to catch fire
- Roofs and walls are metal, cement floors.
- Emergency lighting and exit signs are on order
- There are fire extinguishers
- All classrooms have outside doors
- Classes will run fall and winter before moving to the new location in Clinton
- Have 3 dust filtration systems and dust collection
- Will have a water filtering system for the wash water
- Mark Iwanicki asked about the two drives being so close together
- Rodney Nanney said that a second drive would need Washtenaw County Road Commission approval
- There is no culverts for the two drives
- Rodney Nanney went through his report from 3-Oct-14
- This activity falls under the home occupation
- Ruth Knoll said that clay class takes about 3 hours, normally start at 6 PM; Rodney Nanney said the

Bridgewater Township Planning Commission Minutes - Draft

ordinance says that operations must end at 8: PM

- Parking standards do apply, ordinance says no more than 15 space in a row w/o a break
- Alternative design would work, parking in rear is good; would not need additional screening
- Fire suppression, the building authority should review the plan
- The activity does meet with the objectives
- The following conditions need to be met:
 - The surface of the parking lot, handicap is already paved,
 - Limit of the scope of the home occupation, class size of 9 with 2 classes
 - No signs except temporary
 - Copy of the road commission driveway permit
 - Verification from the building authority that the building is safe
- The new building should be completed within a year
- Carol Wotring asked about class sizes; Ruth Knoll said most likely one class per day with <9 students with clay; 3 classes a week for glass
- Dave Horney asked about affiliation with schools; Ruth Knoll said would like to get some students from the public school, but never a bus of students
- Gale Robinson showed concern about traffic; Ron Smith suggested putting directions using McCollum Road
- Mike Bisco said that he thought it was a good idea
- Lorrie McCormick also thought it was a good idea
- Ruth Knoll said the have full commercial insurance on the buildings
- Lorrie McCormick asked if the ponds need fencing; Rodney Nanney said that they did not need fencing
- Ron Smith's concern was with traffic, he is okay with the SLU as long as Ruth Knoll suggests to students that they travel McCollum Road
- Dave Horney asked about the hours of operation; Rodney Nanney said the official hours should be 8 -8, knowing that it takes a while to close down the class
- Motion to adjoin the public hearing at 7:50 PM and reopen at the regular meeting – Dave Horney
- Second to motion - Cal Messing
- Roll Call Vote – unanimous
 - Cal Messing - yes Dave Horney – yes Mark Iwanicki - yes
 - Ron Smith – yes Tom Wharam – yes

- Motion to approve the Clinton Arts Center SLU with the following conditions:
 - Revised the gravel Parking lot surface with 15 parking spaces per revised parking design
 - Hours of 8 – 8, and a limit 9 students per class
 - Construction authority approval of electrical / safety
 - Request to route Traffic should primarily use McCollum Road
 - Max 2 classes at one time
 - No exterior Signage
 - Provide copy of county second driveway permit to zoning administer- Dave Horney

Second to motion – Mark Iwanicki

- Roll Call Vote – unanimous
 - Cal Messing - yes Dave Horney – yes Mark Iwanicki - yes
 - Ron Smith - yes Tom Wharam - yes

VII. Old Business

A. Master Plan follow up from joint meeting

- Dave Horney gave a quick summary of the joint meeting including the removal of the park
- Rodney Nanney walked through all of the changes
- Tom will type the motion and Dave and Tom will sign it before the next board meeting
- Tom will provide copies of the changes for the board

B. Monastery follow up

- No update from Arezki Mekhaldi, the architect working with on the project

VIII. New Business

A. None

IX. Communications

A. Report from Zoning Administrator – Carl Macomber

- A report was provided and is on record

B. Report on 2-Oct-14 Board of Trustees meeting – Ron Smith

- The minutes were sent out to Planning Commission members and are on record

X. Informational Items

- Ron Smith talked a little bit about the status of the Rover pipeline

XI. Public Comment

- None

XII. Adjournment

- Next planning commission meeting is 10-Nov-14 at 7:00 P.M.
- Motion to adjourn – Tom Wharam
- Second to motion – Cal Messing
- Vote – unanimous

Meeting adjourned at 8:59 P.M.

Bridgewater Township
General Ledger
 As of November 6, 2014

Type	Date	Num	Name	Split	Amount
Check	10/03/2014	autopay	Paychex	5215727 · Clerk supplies & expense	-140.76
Check	10/09/2014	autopay	Detroit Edison Company - 67-069A	5440852 · Street lighting	-291.54
Check	10/14/2014	autopay	Consumers Energy	5265728 · Maintenance & Utilities	-12.40
Check	10/14/2014	autopay	Frontier	5265728 · Maintenance & Utilities	-89.54
Check	10/16/2014	autopay	Paychex	5215727 · Clerk supplies & expense	-14.00
Check	10/27/2014	autopay	Detroit Edison Company	5265728 · Maintenance & Utilities	-69.00
Check	11/01/2014	autopay	Cardmember Service	2050 · Comerica - Clerk/Treasurer	-74.95
Check	11/06/2014	9095	GBS Inc.	5191727 · Election expense	-48.03
Check	11/06/2014	9096	Printing Systems, Inc.	5191727 · Election expense	-67.66
Check	11/06/2014	9097	21st Century Media - Michigan	printing & publishing	-174.89
Check	11/06/2014	9098	Washtenaw County Treasurer	4402 · Property tax - operation	-109.47
Check	11/06/2014	9099	Election Source	5191727 · Election expense	-184.66
Check	11/06/2014	9100	Donald N. Pennington	planning consultant services	-450.00
Check	11/06/2014	9101	Village of Clinton	5339727 · Fire protection billing expense	-5,000.00
Check	11/06/2014	9102	Fromhart, Laurie A.	clerk, election, & twp supplies & expenses	-116.18
Check	11/06/2014	9103	Clayton or Mary Rider	assessing services	-1,876.52
Check	11/06/2014	9104	Washtenaw County Treasurer	4402 · Property tax - operation	-27.52
Check	11/06/2014	online	Paychex	October payroll	-5,715.40
					<u>-14,462.52</u>

Bridgewater Township Profit & Loss Budget vs. Actual April 1 through November 6, 2014

	<u>Apr 1 - Nov 6, 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
4672 · Other Income	1,371	250	1,121
4402 · Property tax - operation	-137	68,000	-68,137
4447 · Tax administration fee	10,471	25,000	-14,529
4448 · Tax collection fees	1,225	3,500	-2,275
4460 · Township permits	3,348	1,500	1,848
4465 · Land division fees	175	400	-225
4574 · Revenue sharing	60,411	125,263	-64,852
4601 · Fire charge collection	1,785	2,100	-315
4665 · Interest Income	244	400	-156
4671 · Other Income - Fund Balances	25,000	30,000	-5,000
4675 · Metro Auth.-restricted to roads	2,755	3,000	-245
4690 · Mineral Extraction License Fees	1,000	1,000	0
4700 · Election Reimbursement	96	0	96
Total Income	<u>107,744</u>	<u>260,413</u>	<u>-152,669</u>
Gross Profit	107,744	260,413	-152,669
Expense			
5101000 · Township Board			
5101703 · Trustee salary	2,800	4,800	-2,000
5101727 · Township supplies & expenses	315	600	-285
5101770 · Conferences & Training	198	750	-552
Total 5101000 · Township Board	<u>3,313</u>	<u>6,150</u>	<u>-2,837</u>
5171000 · Supervisor			
5209000 · Assessor			
5209705 · Board of Review expenses	0	1,500	-1,500
5209805 · Assessor	12,000	18,622	-6,622
5209810 · Assessor Expense	1,146	3,075	-1,929
Total 5209000 · Assessor	<u>13,146</u>	<u>23,197</u>	<u>-10,051</u>
5171703 · Supervisor Salary	8,926	15,301	-6,375
5171727 · Supervisor Expense	32	500	-468
Total 5171000 · Supervisor	<u>22,104</u>	<u>38,998</u>	<u>-16,894</u>
5173000 · Other General Government			
5173715 · Social Security	2,947	5,400	-2,453
5173801 · Attorney & Consulting Expenses	756	5,000	-4,244
5173802 · Audit fees	3,700	3,500	200
5173811 · Membership fees & dues	1,560	2,000	-440
5173890 · Newsletter (non-recyc)	0	300	-300
5173895 · Website Administrator	175	500	-325
5173912 · Insurance & Bonds	5,344	5,500	-156

Bridgewater Township Profit & Loss Budget vs. Actual April 1 through November 6, 2014

	<u>Apr 1 - Nov 6, 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>
5173955 · Miscellaneous	0	200	-200
5174800 · Bank Fees	8	0	8
Total 5173000 · Other General Government	14,490	22,400	-7,910
5215700 · Clerk			
5191727 · Election expense	2,555	5,000	-2,445
5174810 · Deputy Clerk	973	1,600	-627
5173900 · Printing & publishing	326	1,000	-674
5215703 · Clerk salary	9,273	15,896	-6,623
5215727 · Clerk supplies & expense	1,831	3,200	-1,369
Total 5215700 · Clerk	14,958	26,696	-11,738
5253700 · Treasurer			
5253701 · Tax Collection Expense	1,139	3,000	-1,861
5253703 · Treasurer salary	10,074	17,270	-7,196
5253704 · Deputy Treasurer Wages	228	1,000	-772
5253727 · Treasurer supplies & expenses	724	2,000	-1,276
Total 5253700 · Treasurer	12,165	23,270	-11,105
5265000 · Building & Grounds			
5265728 · Maintenance & Utilities	4,266	4,500	-234
5265925 · Cemetery care	47	200	-153
5265980 · Building improvement & equipmen	1,542	5,000	-3,458
Total 5265000 · Building & Grounds	5,855	9,700	-3,845
5301800 · Public Safety			
5301812 · CERT & Neighborhood Watch	0	1,000	-1,000
5339727 · Fire protection billing expense	27,562	55,000	-27,438
Total 5301800 · Public Safety	27,562	56,000	-28,438
5400700 · Planning & zoning			
5400701 · Planning			
5400802 · Master Plan	2,333	3,000	-667
5400727 · Planning comm. wage & expense	1,732	4,000	-2,268
5400801 · PC Attorney Fees	0	1,000	-1,000
5400803 · Planning consultant - on-going	3,638	10,000	-6,362
Total 5400701 · Planning	7,703	18,000	-10,297
5410726 · Zoning			
5410704 · Land Division Processing Fees	850	1,200	-350
5410727 · Zoning ad.wage & expense	4,332	7,500	-3,168
5411727 · Zon Bd of Appeals Expense	0	350	-350
Total 5410726 · Zoning	5,182	9,050	-3,868

Bridgewater Township
Profit & Loss Budget vs. Actual
 April 1 through November 6, 2014

	<u>Apr 1 - Nov 6, 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Total 5400700 - Planning & zoning	12,885	27,050	-14,165
5440000 - Public works			
5440846 - Road Improvements	29,797	30,000	-203
5440847 - Drains at large	0	12,000	-12,000
5440852 - Street lighting	1,749	3,000	-1,251
Total 5440000 - Public works	<u>31,546</u>	<u>45,000</u>	<u>-13,454</u>
5500000 - Contingencies	<u>0</u>	<u>5,149</u>	<u>-5,149</u>
Total Expense	<u>144,878</u>	<u>260,413</u>	<u>-115,535</u>
Net Income	<u><u>-37,134</u></u>	<u><u>0</u></u>	<u><u>-37,134</u></u>

Bridgewater Township
Profit & Loss Budget vs. Actual
April 1 through November 6, 2014

Income

4672 · Other Income
4402 · Property tax - operation
4447 · Tax administration fee
4448 · Tax collection fees
4460 · Township permits
4465 · Land division fees
4574 · Revenue sharing
4601 · Fire charge collection
4665 · Interest Income
4671 · Other Income - Fund Balances \$25,000 transferred from savings for roads
4675 · Metro Auth.-restricted to roads
4690 · Mineral Extraction License Fees
4700 · Election Reimbursement

Total Income

Gross Profit

Expense

5101000 · Township Board
 5101703 · Trustee salary
 5101727 · Township supplies & expenses
 5101770 · Conferences & Training
Total 5101000 · Township Board

5171000 · Supervisor
 5209000 · Assessor
 5209705 · Board of Review expenses
 5209805 · Assessor
 5209810 · Assessor Expense
Total 5209000 · Assessor

 5171703 · Supervisor Salary
 5171727 · Supervisor Expense
Total 5171000 · Supervisor

5173000 · Other General Government
 5173715 · Social Security
 5173801 · Attorney & Consulting Expenses
 5173802 · Audit fees
 5173811 · Membership fees & dues
 5173890 · Newsletter (non-recyc)
 5173895 · Website Administrator
 5173912 · Insurance & Bonds

Bridgewater Township
Profit & Loss Budget vs. Actual
April 1 through November 6, 2014

5173955 · Miscellaneous

5174800 · Bank Fees

Total 5173000 · Other General Government

5215700 · Clerk

5191727 · Election expense

5174810 · Deputy Clerk

5173900 · Printing & publishing

5215703 · Clerk salary

5215727 · Clerk supplies & expense

Total 5215700 · Clerk

5253700 · Treasurer

5253701 · Tax Collection Expense

5253703 · Treasurer salary

5253704 · Deputy Treasurer Wages

5253727 · Treasurer supplies & expenses

Total 5253700 · Treasurer

5265000 · Building & Grounds

5265728 · Maintenance & Utilities

5265925 · Cemetery care

5265980 · Building improvement & equipmen

Total 5265000 · Building & Grounds

5301800 · Public Safety

5301812 · CERT & Neighborhood Watch

5339727 · Fire protection billing expense

Total 5301800 · Public Safety

5400700 · Planning & zoning

5400701 · Planning

5400802 · Master Plan

5400727 · Planning comm. wage & expense

5400801 · PC Attorney Fees

5400803 · Planning consultant - on-going

Total 5400701 · Planning

5410726 · Zoning

5410704 · Land Division Processing Fees

5410727 · Zoning ad.wage & expense

5411727 · Zon Bd of Appeals Expense

Total 5410726 · Zoning

Bridgewater Township
Profit & Loss Budget vs. Actual
April 1 through November 6, 2014

Total 5400700 · Planning & zoning

5440000 · Public works

5440846 · Road Improvements

5440847 · Drains at large

5440852 · Street lighting

Total 5440000 · Public works

5500000 · Contingencies

Total Expense

Net Income

Bridgewater Township Sewer Operation General Ledger

As of November 6, 2014

Type	Date	Num	Name	Split	Amount
Key Sewer Retirement Checking					
Check	11/06/2014	1004	Washtenaw County Treasurer	principal & interest bond payment	-103,820.00
Total Key Sewer Retirement Checking					-103,820.00
Key-Sewer O/M					
Check	10/10/2014	autopay	Frontier	Phone Service	-38.52
Check	10/24/2014	autopay	DTE Energy	Electricity	-1,270.44
Check	11/06/2014	1083	Alexander Chemical Corporation	Chemicals	-761.25
Check	11/06/2014	1084	Cummins Bridgeway, LLC	Generator Maintenance Contract	-972.49
Check	11/06/2014	1085	Village of Manchester	Plant Operator	-2,600.00
Check	11/06/2014	1086	Kennedy Industries	Equipment Repairs	-4,551.00
Total Key-Sewer O/M					-10,193.70

Bridgewater Township Sewer Operation Profit & Loss Budget vs. Actual

April 1 through November 6, 2014

	Bond - Sewer		
	Apr 1 - Nov 6, 14	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Special Assessment Payoff	5,878.73	0.00	5,878.73
Connection Fees			
Tap Fee	0.00	0.00	0.00
Inspection Fee	0.00	0.00	0.00
Easement Fee	0.00	0.00	0.00
Grinder Pump Reimb + 10%	0.00	0.00	0.00
Total Connection Fees	0.00	0.00	0.00
Customer Finance Charge	0.00	0.00	0.00
Operation Maintenance Income	0.00	0.00	0.00
Special Assessment Revenue	0.00	54,574.00	-54,574.00
Total Income	5,878.73	54,574.00	-48,695.27
Gross Profit	5,878.73	54,574.00	-48,695.27
Expense			
New Equipment	0.00	0.00	0.00
Bank Service Charges	0.00	0.00	0.00
Legal & Professional			
Legal Fees	0.00	0.00	0.00
Audit	0.00	0.00	0.00
Engineer	0.00	0.00	0.00
Total Legal & Professional	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00
Insurance	0.00	0.00	0.00
Collection System			
 Billing			
Billing Other	0.00	0.00	0.00
Billing Clerk	0.00	0.00	0.00
Office Supplies	0.00	0.00	0.00
Total Billing	0.00	0.00	0.00
Forcemains -Flushing & Disposal	0.00	0.00	0.00
Grinder Pump repairs	0.00	0.00	0.00
Total Collection System	0.00	0.00	0.00
Treatment Plant			
Building & Grounds Maintenance	0.00	0.00	0.00
Chemicals	0.00	0.00	0.00
Diesel Fuel/Propane	0.00	0.00	0.00
Electricity	0.00	0.00	0.00

**Bridgewater Township Sewer Operation
 Profit & Loss Budget vs. Actual
 April 1 through November 6, 2014**

	Bond - Sewer		
	Apr 1 - Nov 6, 14	Budget	\$ Over Budget
Equipment Repairs	0.00	0.00	0.00
Generator Maintenance Contract	0.00	0.00	0.00
NPDES Permit	0.00	0.00	0.00
Phone Service	0.00	0.00	0.00
Plant Operator	0.00	0.00	0.00
Sludge Handling & Disposal	0.00	0.00	0.00
Supplies	0.00	0.00	0.00
Total Treatment Plant	0.00	0.00	0.00
Total Expense	0.00	0.00	0.00
Net Ordinary Income	5,878.73	54,574.00	-48,695.27
Other Income/Expense			
Other Income			
Due from County Del Tax/SA Roll	4,644.64		
O/M Fund Transfer	57,755.00		
Debt Retirement Fund Transfer	96,717.33	2,263.00	94,454.33
Total Other Income	159,116.97	2,263.00	156,853.97
Other Expense			
Washtenaw Cty Debt Svc			
Principal	148,000.00	48,000.00	100,000.00
Interest	8,836.67	8,837.00	-0.33
Total Washtenaw Cty Debt Svc	156,836.67	56,837.00	99,999.67
Total Other Expense	156,836.67	56,837.00	99,999.67
Net Other Income	2,280.30	-54,574.00	56,854.30
Net Income	8,159.03	0.00	8,159.03

Bridgewater Township Sewer Operation Profit & Loss Budget vs. Actual April 1 through November 6, 2014

	Operation - Sewer		
	Apr 1 - Nov 6, 14	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Special Assessment Payoff	0.00	0.00	0.00
Connection Fees			
Tap Fee	11,845.00	23,000.00	-11,155.00 <u>\$57,755</u>
Inspection Fee	75.00	500.00	-425.00
Easement Fee	125.00	500.00	-375.00
Grinder Pump Reimb + 10%	4,094.60	4,000.00	94.60
Total Connection Fees	<u>16,139.60</u>	<u>28,000.00</u>	<u>-11,860.40</u>
Customer Finance Charge	811.72	2,500.00	-1,688.28
Operation Maintenance Income	66,214.00	111,600.00	-45,386.00
Special Assessment Revenue	0.00	0.00	0.00
Total Income	<u>83,165.32</u>	<u>142,100.00</u>	<u>-58,934.68</u>
Gross Profit	83,165.32	142,100.00	-58,934.68
Expense			
New Equipment	0.00	20,000.00	-20,000.00
Bank Service Charges	10.00	0.00	10.00
Legal & Professional			
Legal Fees	656.25	2,000.00	-1,343.75
Audit	1,500.00	1,500.00	0.00
Engineer	1,415.00	1,500.00	-85.00
Total Legal & Professional	<u>3,571.25</u>	<u>5,000.00</u>	<u>-1,428.75</u>
Miscellaneous Expense	0.00	25.00	-25.00
Insurance	1,168.00	1,200.00	-32.00
Collection System			
Billing			
Billing Other	0.00	100.00	-100.00
Billing Clerk	364.00	624.00	-260.00
Office Supplies	32.50	400.00	-367.50
Total Billing	<u>396.50</u>	<u>1,124.00</u>	<u>-727.50</u>
Forcemains -Flushing & Disposal	0.00	500.00	-500.00
Grinder Pump repairs	3,429.74	10,000.00	-6,570.26
Total Collection System	<u>3,826.24</u>	<u>11,624.00</u>	<u>-7,797.76</u>
Treatment Plant			
Building & Grounds Maintenance	1,260.00	2,000.00	-740.00
Chemicals	2,618.25	4,000.00	-1,381.75
Diesel Fuel/Propane	0.00	1,000.00	-1,000.00
Electricity	7,407.73	15,000.00	-7,592.27

Bridgewater Township Sewer Operation Profit & Loss Budget vs. Actual

April 1 through November 6, 2014

	Operation - Sewer		
	Apr 1 - Nov 6, 14	Budget	\$ Over Budget
Equipment Repairs	4,551.00	5,000.00	-449.00
Generator Maintenance Contract	1,148.46	1,000.00	148.46
NPDES Permit	0.00	2,000.00	-2,000.00
Phone Service	265.66	375.00	-109.34
Plant Operator	18,200.00	31,200.00	-13,000.00
Sludge Handling & Disposal	0.00	3,500.00	-3,500.00
Supplies	0.00	300.00	-300.00
Total Treatment Plant	35,451.10	65,375.00	-29,923.90
Total Expense	44,026.59	103,224.00	-59,197.41
Net Ordinary Income	39,138.73	38,876.00	262.73
Other Income/Expense			
Other Income			
Due from County Del Tax/SA Roll			
O/M Fund Transfer			
Debt Retirement Fund Transfer	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Other Expense			
Washtenaw Cty Debt Svc			
Principal	0.00	0.00	0.00
Interest	0.00	0.00	0.00
Total Washtenaw Cty Debt Svc	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	39,138.73	38,876.00	262.73

Bridgewater Township Sewer Operation
Profit & Loss Budget vs. Actual
April 1 through November 6, 2014

Ordinary Income/Expense

Income

Special Assessment Payoff

Connection Fees

Tap Fee of \$69,600 transferred to debt on 8/28/14

Inspection Fee

Easement Fee

Grinder Pump Reimb + 10%

Total Connection Fees

Customer Finance Charge

Operation Maintenance Income

Special Assessment Revenue

Total Income

Gross Profit

Expense

New Equipment

Bank Service Charges

Legal & Professional

Legal Fees

Audit

Engineer

Total Legal & Professional

Miscellaneous Expense

Insurance

Collection System

Billing

Billing Other

Billing Clerk

Office Supplies

Total Billing

Forcemains -Flushing & Disposal

Grinder Pump repairs

Total Collection System

Treatment Plant

Building & Grounds Maintenance

Chemicals

Diesel Fuel/Propane

Electricity

Bridgewater Township Sewer Operation
Profit & Loss Budget vs. Actual
April 1 through November 6, 2014

Equipment Repairs
Generator Maintenance Contract
NPDES Permit
Phone Service
Plant Operator
Sludge Handling & Disposal
Supplies

Total Treatment Plant

Total Expense

Net Ordinary Income

Other Income/Expense

Other Income

Due from County Del Tax/SA Roll

O/M Fund Transfer

Debt Retirement Fund Transfer

Total Other Income

Other Expense

Washtenaw Cty Debt Svc

Principal

Interest

Total Washtenaw Cty Debt Svc

Total Other Expense

Net Other Income

Net Income

**BRIDGEWATER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

**A RESOLUTION OF THE PLANNING COMMISSION TO ADOPT THE UPDATED
BRIDGEWATER TOWNSHIP MASTER PLAN**

The following preamble and resolution were offered by Member Dave Horney and supported by Member Tom Wharam.

WHEREAS, the Planning Commission completed a review of the 2006 Township Master Plan in accordance with Section 45(2) of the Michigan Planning Enabling Act, Public Act 33 of 2008 as amended (MPEA), and determined that amendments to the plan were necessary; and

WHEREAS, the Township initiated a process to prepare an updated Master Plan, and has provided all required notices consistent with the MPEA; and

Whereas, this Master Plan is intended to be the plan as provided for in the MPEA, and incorporated within this Plan is the zoning plan referred to in the Michigan Zoning Enabling Act as the basis for the Township's Zoning Ordinance; and

Whereas, the updated plan is a comprehensive document that includes specific goals, objectives, and public policy recommendations, and is intended to serve as a guide for future Township decision-making related to land use, community development, and capital improvement projects; and

WHEREAS, the Planning Commission solicited public comment throughout this process, and submitted copies of the proposed Master Plan for review and comment to the county, surrounding jurisdictions, and other outside entities in accordance with Section 41(2) of the MPEA; and

WHEREAS, notices having been duly posted and published in accordance with the MPEA, the Planning Commission conducted a public hearing on September 8, 2014 to receive comments on the proposed Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission adopts in the whole this updated Bridgewater Township Master Plan with the list of amendments presented on 10/13/2014, and refers the plan to the Township Board for consideration and final approval in accordance with Section 43(3) of the MPEA.

Roll Call Vote:

Ayes: Horney, Iwanicki, Smith, Messing, Wharam

Nays: none

Absent: none

Abstain: none

RESOLUTION DECLARED ADOPTED.

David Horney, Chair

Tom Wharam, Secretary

Dated: _____, _____, 2014



MASTER PLAN

BRIDGEWATER TOWNSHIP

ACKNOWLEDGMENTS

TOWNSHIP BOARD OF TRUSTEES:

Ron Smith, Supervisor

Laurie Fromhart, Clerk

Michelle McQueer, Treasurer

David Faust, Trustee

Geoffrey Oliver, Trustee

PLANNING COMMISSION:

David Horney, Chair

Calvin Messing, Vice-Chair

Ron Smith, Township Board Representative

Tom Wharam, Secretary

Mark Iwanicki

SPECIAL THANKS TO:

Wes Cowden, former Trustee and Planning Commissioner

CONSULTANTS:

Donald N. Pennington

Rodney C. Nanney, AICP

It is a comprehensive document, long-range in its view, and intended to guide development in the Township over the next ten to twenty years. The Master Plan identifies specific goals and objectives, and establishes detailed public policy recommendations regarding land use and future growth. The information and concepts presented in the Master Plan are intended to guide local decisions on both public and private uses of land, as well as the provision of public facilities.

It is not the intent of this plan to entitle a property owner to a zoning change consistent with a future land use designation in this plan, especially where the infrastructure or public services necessary for such development are not present. Such decisions will be made on a case-by-case basis at the time the question arises, and within the context of this plan, applicable zoning ordinance provisions, and other applicable regulations.

Relationship to Past Plans and Changing Conditions

This Master Plan builds on the foundations of previous Township plans, including the "general development plan" adopted in 1992, and the most recent master plan adopted in 2001 and amended in 2006. Much of the 2001 Plan remains pertinent today, and has been retained.

The Planning Commission recognizes that the future remains uncertain, and that current perceptions of future conditions will change. The major issues of concern raised in this plan may also change over time, requiring strategies and policies appropriate to respond to them to be modified or replaced. The Commission intends to review this plan regularly, and to refine, add to or otherwise modify the Master Plan as necessary to meet changing conditions in the future.

PLANNING AREA

Location

Bridgewater Township is 35.6 square miles located near the southwest corner of Washtenaw County (see Map 1). It is located between the City of Saline to the east, Village of Manchester to the west, and the Village of Clinton to the south. The north-south M-52 corridor is located just to the west, and US-12 cuts across the southeast quarter of the Township. The River Raisin runs through the western part of the Township, while the Saline River has its headwaters in [Columbia Lake and Joslin Lake](#) in the northeast of the Township.

There are three school districts within the boundaries of Bridgewater Township: Clinton Community Schools, Manchester Community Schools and Saline Area Schools. The Clinton and Manchester volunteer fire departments serve the residents of the Township. Three ~~district~~ libraries (Clinton, Manchester and Saline) also serve the community.

The Hamlet of Bridgewater is a historic railroad settlement consisting today of a mix of businesses and residents. The Hamlet is located on Austin Road, a main east-west route, in the northeast quarter of the Township a few miles west of the City of Saline.

Coordination with Neighboring Jurisdictions

Bridgewater Township shares boundaries with nine (9) other jurisdictions in Washtenaw and Lenawee counties, and pledges to coordinate with and cooperate with neighboring

Public Act 116 of 1974, now codified as Part 361 of Michigan’s Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended), established the state’s farmland preservation program. Intended to restrict development of agricultural parcels, this program uses voluntary agreements between the state and landowners to reduce the effective property taxes on the land for the period of enrollment.

A total of 59 separate PA116 agreements are currently active in the Township, with end dates from 2014 for older agreements to as far as the year 2100.

Residential Uses

Approximately 2,098 acres are used for residential purposes, making up less that 10% of the Township’s total land area.

- Single-family and two-family residential: Single-family homes are dispersed throughout the Township. Most are located on large lots and adjacent to agricultural land. There are some concentrations of homes on smaller lots, primarily in the Bridgewater Hamlet, including the partially completed two-family or duplex development on JoAnn Trail east of Boettner Road and north of Austin Road.
- Other residential uses: There are few multiple-family residential or mobile home park uses within the Township.

Commercial Uses

Commercial uses are primarily clustered in the Bridgewater Hamlet, occupying approximately ten acres of land.

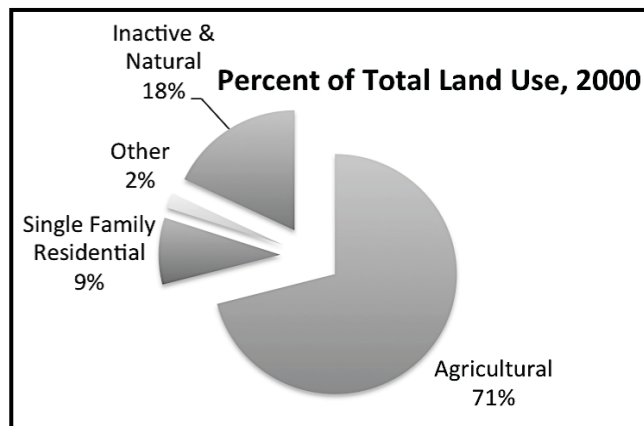
Industrial Uses

There are only three acres of land used for industrial purposes. All of these uses are located within the Bridgewater Hamlet.

Public & Quasi-Public Uses

Public and Quasi Public uses comprise only 1% of the Township’s total land area, with 215 acres devoted to these uses. Quasi-public uses include the golf course located near Willow Road and US-12, two churches, two cemeteries, and the former High Scope property in the southwest corner of the Township now occupied as a monastery. [Public uses in the Township include the Township Hall and two county nature preserves.](#)

Figure 3-1 Percent of Total Land Use, 2000

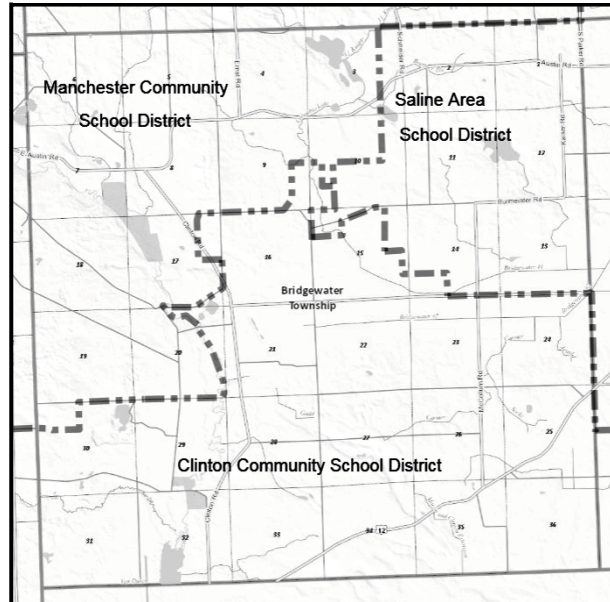


4. Schools:

There are no public school facilities in the Township. The people of Bridgewater Township are served by three school districts:

- Clinton Community Schools in the southern part of the Township;
- Manchester Public Schools in the northwest part of the Township; and
- Saline Area Schools in the northeast part of the Township.

Figure 3-2 School Districts, 2013



5. County facilities:

There are two nature preserves in the Township, which are owned by Washtenaw County and managed by the county Parks and Recreation Commission:

- Erwin-Stucki Preserve, west side of Clinton Rd. approximately 0.6 miles south of Austin Rd.; and the
- Riverbend Preserve, south side of Allen Rd. 0.25 miles west of Clinton Rd.

Chapter 5 MAJOR ISSUES

State and regional trends and changing conditions in and around the Township raise major issues potentially impacting the future of the Township. The Planning Commission has identified a number of significant issues, which are summarized below.

[NOTE: Potential solutions and recommended policies to address these issues will be addressed in chapters 6 through 11 of this plan]

COMMUNITY CHARACTER

Agricultural activity defines Bridgewater Township and helps to maintain its rural and scenic character and small hometown feel. Preserving open space and a rural character is a high priority for Bridgewater residents. Future residential growth should be planned to minimize impacts on natural features and open space. The Township should consider cluster development options in order to preserve open space and promote farmland preservation. More intensive residential development should be clustered in the Bridgewater Hamlet, subject to available public sewage treatment capacity.

THE FUTURE OF HOUSING

Communities across Michigan are facing significant challenges with aging housing stock, including abandoned properties, blight, and conversions from owner-occupied to predominantly rental properties:

- Foreclosed, abandoned, and bank-owned properties create opportunities for vandalism, theft, and crime;
- Deferred maintenance, such as a lack of winterization or weatherization of vacant homes, can lead to structural damage, black mold, insect infestations, and other blight conditions that affect neighbors and the Township as a whole;
- Elderly residents may not have the resources or family support needed to adequately maintain their property as they have in years past;
- The conversion of formerly owner-occupied homes to rental properties can lead to a loss of neighborhood cohesion and character, and a lower standard of property maintenance; and
- Changing ownership patterns, family structure, and the aging of the population can lead to increased feelings of isolation among neighbors and a belief that “nothing can be done” about these issues.

Even in healthy communities with solid housing stock there is a need to upgrade obsolete infrastructure, including insulation, electrical systems, broadband Internet access, and heating/cooling systems to improve energy efficiency and better serve the needs of current residents.

[Specific policy recommendations related to housing and community character are found in Chapter 6 \(Goals, Objectives, and Policies\).](#)

THE FUTURE OF AGRICULTURE

Agriculture is “third leg” of Michigan’s economy. Over the past decade, as the other two “legs” of the state economy, manufacturing and tourism, suffered through the deep recession, agriculture has remained healthy and productive. However, there are a number of farm-related issues that may have significant impacts on the future of Bridgewater Township:

Changing Character of the Agricultural Economy

The predominant character of agriculture is changing in some areas of Michigan from a commodity farming model to more specialty farming and “value added” agricultural activities such as corn mazes, ‘U-pick’ operations, roadside stands, and local farm markets. The Township responded to this trend with changes to the Township Zoning Ordinance that allow farmers to diversify their income sources by adding these types of activities.

Some “value added” income sources for farmers have the potential to adversely impact neighboring land uses. For example, the State of Michigan’s ongoing push for increased use of alternative and renewable energy sources encourages farmers to “farm the wind” by constructing wind turbines or leasing land for commercial ‘wind farms.’ More recently, the Michigan Corn Growers Association supported a new law (Public Act 97 of 2011) that requires Michigan townships to allow equipment and storage facilities for on-site ethanol production of up to 100,000 gallons per year as a use “by-right” in agricultural zoning districts.

Impact of Increased Non-Farm Residential Development in Rural Areas

New non-farm dwellings near active agricultural operations increase the potential for adverse off-site impacts and resident complaints due to noise, odor, and dust typical of commercial agriculture. Non-farm residential development can also exacerbate traffic conflicts, increase the frequency of accidents involving farm equipment, and decrease the ability of farmers to easily transport equipment to non-contiguous parcels. Such development can also result in higher costs for the farmer, including higher property taxes and increased risk of crop damage or loss.

Financial pressures on farmer-landowners may also result in the incremental sell-off of portions of their properties as rural residential lots. Often, these lot splits create strips of non-farm residences with multiple driveway approaches along county roads, which may adversely impact both traffic safety and the rural character of the area.

The presence of only a few non-farm residences can adversely affect the stability of an agricultural area. As more non-farm housing is developed, other agricultural landowners make decisions to sell out and relocate away from development. Investment in local farm equipment and supplies decreases, resulting in a corresponding loss of the local support services farmers need to prosper, such as farm markets, implement dealers and repair shops, large animal veterinarians, feed and grain mills, etc. Without such support services in close proximity, commercial or commodity farming becomes unsustainable.

[Specific actions already taken in the Zoning Ordinance to address these issues are found in the “Recent Zoning Ordinance Changes” section of Chapter 10 \(Zoning Plan\).](#)

TRAFFIC AND CIRCULATION

Bridgewater Township’s road infrastructure is rural in character, with primarily unpaved roads and a lack of sidewalks throughout the Township. Residents value the existing gravel roads because they help to maintain the rural atmosphere. Improvements can be made, however, to enhance traffic circulation within and through the Township. In addition, the condition and ongoing maintenance of both the primary paved roads and existing gravel roads is of concern.

Traffic volumes from adjoining jurisdictions will continue to put pressure on the Township’s primary roads. The Township does not want the road capacity of these roads expanded, because that usually results in more traffic, higher speeds, and a less rural character. As a result, it will need to take every opportunity to retain rural character along roadways as county and state road improvement projects are proposed.

The Township does not have the density of housing units to support a public transportation system. However, ~~the aging of the population indicates that there may be a future need for a~~ [limited “Dial-A-Ride” type service is available](#) for senior citizens ~~and others in Bridgewater Township~~ who no longer can drive themselves ~~to be able through the Manchester Area Senior Citizens Council, Inc.~~ to access medical services, shopping, and other necessary activities to support independent living.

Austin Road - Clinton Road Corridor

Austin Road and Clinton Road are likely to increase in importance because of their roles in the area-wide road network. Speeds and accident rates along Austin Road in particular are too high. Measures are needed to slow traffic and correct safety deficiencies along these paved roads.

The US-12 Corridor

US-12 is a regional state highway, and a primary traffic route from metro Detroit and Ann Arbor into the Irish Hills and to the Michigan International Speedway (MIS). Over the past two decades, significant safety improvements have been completed by the State of Michigan, including paved shoulders, passing lanes, and improved signage. The portion of the road corridor in Bridgewater Township is planned to remain rural and agricultural in character.

Many rural Michigan communities that have state highways within their jurisdictions are experiencing increased pressure from billboard companies to allow additional billboards along these road corridors, along with the upgrading of existing billboards to electronic message boards. The Township may also experience increased development pressure in the future from commercial development and temporary or “pop up” commercial uses geared towards regional through traffic.

Non-Motorized Transportation

An increasing number of bicyclists and others are using Township roads for non-motorized transportation. The needs of all potential users of the Township’s transportation network should be adequately addressed as road improvement projects are planned and implemented.

Policy Recommendations:

- ❑ Consider housing-related goals, objectives, and strategies first when making land use and development decisions.
- ❑ Inventory significant historic residences in the Township, and encourage property owners to participate in Washtenaw County’s historic preservation program.
- ❑ Inventory foreclosed, abandoned, bank-owned, and similar distressed properties in the Township, including a current list of the individuals or entities responsible for maintenance.
- ❑ Request that the Township’s ordinance enforcement officer periodically review such distressed properties for blight conditions or ordinance violations.
- ❑ [Encourage low income homeowners and elderly residents in need of assistance to dial “211” to access Washtenaw County’s](#) ~~Identify and compile a~~ current list of non-profit organizations and volunteer agencies [that may be](#) able to assist ~~elderly residents~~ with necessary home or property maintenance issues that would otherwise result in ordinance violations.
- ❑ Encourage low and moderate income homeowners to make use of public and private programs, including Washtenaw County’s home weatherization and home rehabilitation programs, to upgrade obsolete infrastructure, improve energy efficiency, and correct structural deficiencies.
- ❑ Consider adopting a rental housing inspection ordinance to require periodic inspection and re-certification of rental properties in the Township for compliance with the building, electrical, plumbing, mechanical, and property maintenance codes enforced for the Township by the Western Washtenaw Construction Authority.

COMMERCIAL AND INDUSTRIAL

General goals, objectives, and policies for commercial and industrial land uses are provided below. More specific goals, objectives, and policies for the Hamlet are found in Chapter 8 (Bridgewater Hamlet Area Plan).

Goal: Maintain small commercial operations that meet the needs of Township residents and do not detract from the Township’s rural character.

Objective: New commercial and industrial development that is compatible with the community’s rural character.

Policy Recommendations:

- ❑ Concentrate future commercial development near the Bridgewater Hamlet, and encourage commercial development that will complement, not compete with or duplicate the adjacent commercial centers of Saline, Manchester, and Clinton.

Objective: Maintenance of the Township’s network of unpaved roads in a manner compatible with the Township’s rural character, safe driving conditions, and adequate access in all seasons.

Policy Recommendations:

- Pursue designation of natural beauty road status for appropriate Township roads.
- Work proactively with the Washtenaw County Road commission to control dust on unpaved roads as an alternative to road paving.

Objective: Improve traffic circulation patterns and alleviate potential traffic hazards.

Policy Recommendations:

- Explore possible measures to correct safety deficiencies and slow traffic along the Township’s paved roads.
- Work with law enforcement personnel serving the Township to achieve more effective police patrol along county primary roads and US-12.
- Consider road improvements where unpaved roads intersect with paved roads.
- Explore access management techniques, as indicated in Chapter 9 (Transportation Plan), to improve safety on roads within the Township.
- Work with the Washtenaw County Road Commission to reconfigure county roads within the Bridgewater Hamlet consistent with the recommendations of Chapter 8 (Bridgewater Hamlet Area Plan).

Objective: Improve access to transportation for all Township residents.

Policy Recommendations:

- Consider the future need for an expanded “Dial-A-Ride” type service for ~~senior citizens and other~~ Township residents who no longer can drive themselves or have limited access to private transportation.
- Work with the Washtenaw County Road Commission to address the needs and safety of bicyclists along Austin Road, Clinton Road, and Schneider Steinbach Road as future road improvement projects are planned and implemented.

Objective: Minimize impacts on the Township’s public road network from more intensive residential development.

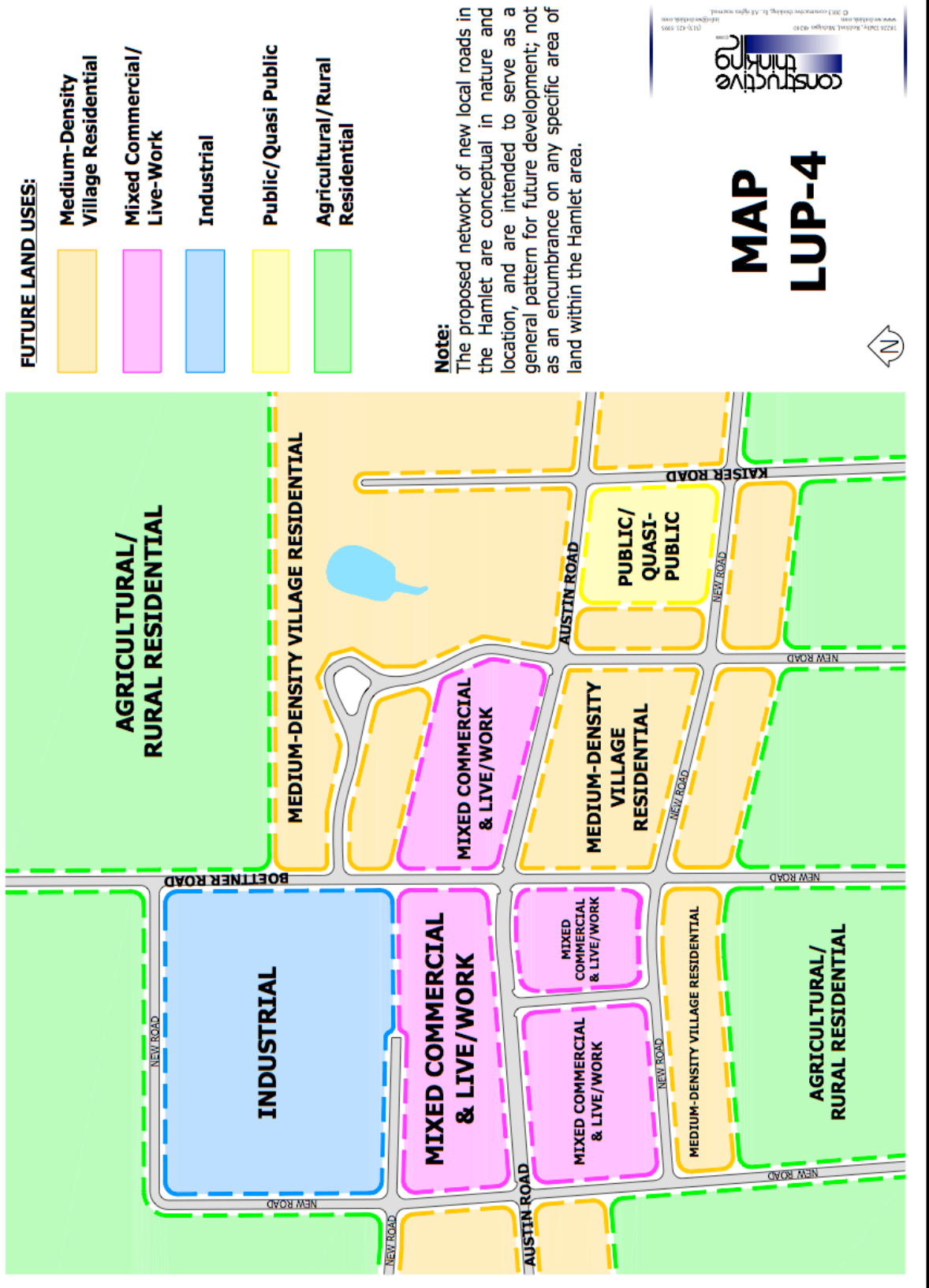
Policy Recommendations:

- Where an abutting county public road is in fair or poor condition, the permitted dwelling unit density for any new residential development accessing that road

Table 8-1 Land Use Classifications

Classification	Description
<p>Medium-Density Village Residential</p>	<p>This land use classification is intended to accommodate primarily medium-density residential uses that are in keeping with the desired character of the Hamlet. This would include a mix of single-family homes on smaller lots, two-family dwellings, and attached townhouse/multiple-family residential uses. In addition to land shown on Map LUP 4 in this classification, any land within the Hamlet’s Sewer Use District (see Map 8-2) not otherwise classified on Map LUP 4 shall be designated for future Medium-Density Village Residential land uses.</p> <p>Anticipated dwelling unit density within the Medium-Density Village Residential classification ranges from 4.0 dwelling units per acre for single-family dwellings and 5.0 dwelling units per acre for two-family dwellings to 7.0 dwelling units per acre for attached townhouse/multiple-family residential uses.</p>
<p>Mixed Commercial/Live-Work</p>	<p>This land use classification is intended to accommodate the convenience shopping, food service, office, and personal service needs of the Township and surrounding community as noted in Chapter 7 (Land Use Plan). Development in these areas should be consistent with the desired character of the Hamlet.</p> <p>This classification includes commercial businesses, conversion of existing dwellings to low intensity commercial or office land uses, and new live/work arrangements with ground floor retail or office space and residential living space above. Where residential land uses are incorporated into a mixed-use development project in the Hamlet, the anticipated dwelling unit density shall be consistent with the Medium-Density Village Residential classification.</p>
<p>Industrial</p>	<p>This land use classification is intended to accommodate light industrial, research and technology based activities, professional and technical office uses, and warehousing and distribution operations carried out primarily within enclosed buildings. Such uses should be compatible with the Township’s natural features, and consistent with the Township’s rural character and desired character of the Hamlet.</p>
<p>New Community Park</p>	<p>This land use classification is intended to provide for a future public landmark and outdoor gathering area within the Hamlet. The park area is intended to remain primarily open space, with passive recreation amenities such as park benches and tables, and a covered pavilion.</p>
<p>Public/Quasi-Public</p>	<p>This land use classification is intended to accommodate publicly-owned and operated facilities, places of public assembly, and private, non-profit or religious facilities that provide a public service to populations in and around the Township, such as churches, cemeteries, schools, government buildings, auditoriums, and public and private outdoor recreation areas and facilities.</p>
<p>Agricultural/Rural Residential</p>	<p>This land use classification is intended to accommodate low density single-family residential uses consistent with the rural and agricultural character of the area. Existing lots of record that are at least 20 acres in size are intended for agricultural preservation. Residential care facilities and limited outdoor recreation uses may also be appropriate in such areas when specific development standards are provided. Anticipated dwelling unit density within the Agricultural/Rural Residential classification is 1.0 dwelling units per acre.</p>

BRIDGEWATER HAMLET AREA PLAN



BRIDGE MAINTENANCE RECOMMENDATIONS

Bridgewater Township, like many rural Michigan communities, is experiencing the effects of aging and outmoded road infrastructure. As of this 2013 plan update, one bridge on Bemis Road in Section 3 of the Township is under a strict weight restriction (maximum five tons) imposed by the Washtenaw County Road Commission. Other older bridges in the Township may be outmoded in width or design.

- ❑ It is recommended that the Road Commission maintain an inventory (location, age, condition) of all bridges in the Township with the assistance of the Township Board.
- ❑ The Road Commission should be encouraged to implement a more proactive program of maintenance and inspections to preserve the capacity of older bridges.
- ❑ The Road Commission should be encouraged to replace outmoded bridges with structures of sufficient width and capacity to support modern farm equipment.

NON-MOTORIZED TRANSPORTATION PLAN

An increasing number of bicyclists and others are using Township roads for non-motorized transportation. The needs of all potential users of the Township's transportation network should be adequately addressed as road improvement projects are planned and implemented. The following are the policy preferences of the Township with regards to the non-motorized transportation needs of the Township:

- ❑ The Township will work with the Washtenaw County Road Commission to seek road improvements that include striped on-street bicycle paths along Austin Road, Clinton Road, and Schneider Road.
- ❑ The long-term development of a safe system of multi-use ~~and year-round trails or~~ pathways (pedestrian, bicycles, snowmobiles, etc.) ~~using~~ within existing road rights-of-way to connect areas of the Township and adjoining communities should be investigated by the Township.
- ❑ No trails should be developed in the Township along river or stream corridors, in backcountry property behind or adjacent to rural residences, or in isolated sections not connected to an existing network.
- ❑ No trails should be developed in the Township without a comprehensive plan and financing mechanism acceptable to the Township Board to provide for regular public safety patrols and long-term maintenance and improvement.

PUBLIC TRANSPORTATION

The Township does not have the density of housing units to support a public transportation system, but senior citizens in the Township may access to a “Dial-A-Ride” service through the Manchester Area Senior Citizens Council, Inc. ~~However, the aging of the population indicates that there may be a future need for a “Dial A Ride” type service for senior citizens and others who no longer can drive themselves~~ to be able to access medical services, shopping, and other necessary activities to support independent living. Opportunities to collaborate with the City of Saline and/or Villages of Clinton and Manchester to ~~provide~~ expand such services to other Township residents who no longer can drive themselves or have limited access to private transportation should be investigated.

NATURAL BEAUTY ROAD PLAN

Under the state Natural Beauty Road Act (Public Act 451 of 1994), the Washtenaw County Road Commission (WCRC) can, upon request by Township residents and a public hearing, designate a county public road having “unusual or outstanding natural beauty” as a “natural beauty road.” All residents along the road must be notified of the hearing, and property owners representing more than fifty-one percent (51%) of the road frontage can prevent the road from being designated this way.

As of 2013, there are nine natural beauty roads designated in the county.

Natural Beauty Road Recommendations

Many of the Township’s roadways offer beautiful views of natural features and vegetation. Natural vegetation along these roads should be maintained, provided safety concerns are addressed.

- Natural beauty road status for Bemis Road, Schwab Road, and Sheridan Road should be explored through the Washtenaw County Road Commission.
- The Township should continue to evaluate other roads within the Township in order to identify others that may be appropriate for this designation.

Natural Beauty Road Criteria

The WCRC has established minimum criteria for such designations, which are summarized below from the WCRC website (2014):

1. **Character of the road.** To qualify as a natural beauty road, a road must have outstanding natural features along its borders, including native trees and other native vegetation such as shrubs, wildflowers, grasses, and ferns, and open areas with scenic or natural vistas, which, singly or in combination, set this road apart from other roads as being something unique and distinct.
2. **Length.** A minimum of one-half mile will be considered for designation as a natural beauty road, with some exceptions. Stretches will be continuous except

- Design and development requirements for private roads in the Township have been updated, along with new provisions to improve coordination with the site plan review process (see Section 11.37).
- The Planned Unit Development (PUD) option has been comprehensively updated to make this development option easier for the Township and the developer to work with, while ensuring that the Township’s interests are protected (see Article 10)
- [Lot and road frontage requirements have been updated to prohibit “flag lots” with minimal or no direct frontage on a public road or approved private road.](#)
- [“Wind energy conversion system” regulations have been added to the Zoning Ordinance to allow for limited use of agricultural or private wind turbines.](#)

RECOMMENDED ZONING ORDINANCE CHANGES TO CONSIDER

Following is a list of additional recommended changes to the regulations and standards of the Zoning Ordinance consistent with the policies of this Master Plan. These changes should be considered with deliberation by the Planning Commission and Township Board as the need arises, or in conjunction with other planned [Ordinance](#) amendments:

1. [Consider relaxing the maximum 0.05 floor area ratio \(FAR\) and five percent \(5%\) ground floor coverage \(GFC\) restrictions for the AG \(General Agriculture\) District to allow for some additional floor area for agricultural buildings and rural accessory structures.](#)
2. [To reduce the potential overcrowding of land and impact of uncontrolled division of land into rural residential lots, consider the following amendments to the dimensional standards for the AG \(General Agriculture\) District:](#)
 - (a) [Adoption of “sliding-scale” land division standards to limit the number of times that a parent parcel \(a parcel existing on the date of ordinance adoption\) can be divided based on its size.](#)

[For local examples of sliding-scale zoning, review Section 3.202A of the Freedom Township Zoning and Saline Township zoning ordinances.](#)
 - (b) [Consider establishment of a larger minimum parcel size for the zoning district; or establishment of a range of minimum lot sizes based on specific conditions designed to encourage the location of non-farm dwellings on less productive farmland or in areas where the land has already been fragmented into a predominant pattern of non-farm parcels.](#)
3. [Consider adoption of specific land use regulations for medical marijuana caregivers and a prohibition against medical marijuana dispensaries or provisioning centers in the Township, consistent with the Michigan Medical Marihuana Act and Michigan Supreme Court decisions.](#)

**BRIDGEWATER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

**A RESOLUTION OF THE TOWNSHIP BOARD TO
ADOPT THE NEW BRIDGEWATER TOWNSHIP MASTER PLAN**

The following preamble and resolution were offered by _____ and supported by _____.

WHEREAS, the Township initiated a process to prepare an updated Master Plan, and has provided all required notices consistent with the Michigan Planning Enabling Act (Public Act 33 of 2008 as amended); and

WHEREAS, on October 13, 2014, the Planning Commission adopted the updated Master Plan, and referred the Plan to the Township Board for consideration and final approval in accordance with Section 43(3) of the enabling act.

NOW, THEREFORE, BE IT RESOLVED that the Township Board of Trustees concurs with the Planning Commission, and hereby adopts in the whole the updated Bridgewater Township Master Plan.

BE IT FURTHER RESOLVED that the Township Board hereby directs that copies of the adopted Master Plan be forwarded to Washtenaw County, all local units of government contiguous to the Township, and other entities as required by Section 43(5) of the MPEA.

Roll Call Vote:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

RESOLUTION DECLARED ADOPTED.

The Honorable Ron Smith, Supervisor
Bridgewater Township

The Honorable Laurie Fromhart, Clerk
Bridgewater Township

Dated: _____, 2014

Green Meadows

Lawn Care & Landscaping Inc.

15843 Sheridan . Clinton, Michigan 49236. (517) 456-7700. Fax (517) 456-7711

2014-2015 Winter Snow Removal Bid

Location: Bridgewater Township Hall

Date: 10.10.14

Twp. Building: Manchester Clinton Rd

A. Snow removal drives/parking lot(s)

\$ 45.00 /push*

B. Snow removal walks

\$ 26.00 /push

C. Salting walks (sidewalk salt) **

\$ 27.00/ occurrence **

*Per push= any snowfall equaling 1"-3": for every additional 1" there will be an additional charge of \$ 5.75 per inch.

**Salting will be done after every push of 1" of snow or more. 1" or less accumulations will be a salting event.

IF CUSTOMER REQUESTS THAT NO SALTING BE DONE, THEY ASSUME ALL RESPONSIBILITY.

PLEASE SIGN HERE: _____ DATE _____

Notice to all customers:

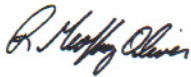
Any salt pricing in this contract may vary according to the current market price and availability. Green Meadows Lawn Care & Landscaping Inc. feels confident that we have enough salt in our possession and/or on reserve to take care of all of our accounts accordingly.

Green Meadows Lawn Care and Landscaping Inc. is not responsible for any slip and fall accidents due to any snow or ice accumulation on premises.

All residential properties will be completed after all commercial accounts are finished. No exceptions.

All snow removal will be done by 7:00 a.m., weather permitting.

Green Meadows Lawn Care and Landscaping Inc. is fully insured with all necessary liability insurance. An up to date policy is available upon request. If you have any questions, please feel free to contact us at anytime at 517-456-7700.



DATE: 10.10.14 _____

Green Meadows Lawn Care
and Landscaping, Inc.

CUSTOMER /Date

October 20, 2014

To the officers of Bridgewater Township,

I am writing to inform you of the status of the library services contract renewal between the Manchester District Library and the Clinton Township Public Library. The current contract guarantees the use of both of the libraries by residents of the Clinton Township and residents of the Manchester Library district (includes Bridgewater Township). In this contract, the Manchester District Library agreed to pay an amount equal to 50% of the district wide millage collected from the portion of the Manchester District located within the Clinton School District in Bridgewater and Manchester townships.

At this point, the Manchester District Library is not planning to negotiate with the Clinton Township Library until after the November election. Our library board is concerned that the Manchester District Library will either ask for a reduction or elimination in the amount paid to our library in the new contract. Our position is that the contract continues as it has since the inception of the Manchester District Library. If it does not continue, we may decide to change the service that we provide to those residents of Bridgewater and Manchester Township including charging them a direct fee to use our library.

Having been a recent library board member at the time of the initial contract, my understanding is that the understanding in Bridgewater Township was that a much higher percentage than the current contract was expected by some members of the Bridgewater Township board at the time, but that we decided that 50% was an acceptable compromise to expedite the negotiation.

As the political leaders in Bridgewater Township, I hope that you would take this in consideration and provide your input to the Manchester District Library board regarding this issue.

Thanks,

Rich Dewald
President
Clinton Township Public Library Board of Trustees

Bridgewater Township Fee Schedule

	NON-REFUNDABLE FEE	ESCROW DEPOSIT
BOARD OF APPEALS		
Appeal of Administrative Decision-Residential	\$325.00	
Appeal of Administrative Decision-Business	\$450.00	\$1,000.00
Variance-Individual Residential	\$325.00	
Variance-Business	\$450.00	\$1,000.00
REZONING-MAP CHANGES		
Pre-application Conference	\$500.00	\$1,000.00
All Commercial, Industrial, Subdivision, Condominium	\$1,000.00	\$3,000.00
All Others	\$1,000.00	\$2,500.00 per parcel for first 5 acres plus \$125.00 per acre over 5 acres
ZONING ORDINANCE TEXT CHANGES		
Pre-application Conference	\$500.00	\$1,000.00
Application fee	\$1,500.00	\$1,500.00
LAND DIVISION		
Land Division	\$175.00	
Additional per split (when submitted same time)	\$50.00	
Additional reviews (when surveys are incorrect)	\$100.00 plus \$25.00 per additional split	
Processing Boundary Adjustments	\$225.00	
SPECIAL MEETINGS-APPLICANT REQUEST		
Township Board	\$400.00	
Planning Commission	\$600.00	

	NON-REFUNDABLE FEE	ESCROW DEPOSIT
DEVELOPMENTAL - SPECIAL LAND USE APPLICATION (Medium and multiple density housing, subdivisions, mobile home parks, site condo projects, wireless communications towers, commercial development, mineral extraction and light industrial development)		
Pre-application Conference	\$1,000.00	\$2,000.00
Special Land Use Application	\$2,000.00	\$3,500.00 per parcel for first 10 acres plus \$125.00 per acre over 10 acres
Revisions to application within 6 months	\$750.00	
DEVELOPMENTAL - SITE PLAN APPLICATIONS (Medium and multiple density housing, subdivisions, mobile home parks, site condo projects, wireless communications towers, commercial development, mineral extraction and light industrial development. Applicants shall pay all direct costs associated with their application.)		
Preliminary site plan application/review	\$2,000.00	\$3,500.00 per parcel for first 10 acres plus \$125.00 per acre over 10 Acres
Final Site Plan application/review	\$1,500.00	\$1,500.00
Revisions to Site Plan within 6 months	\$750.00	
Certificate of Zoning Compliance All Developmental/Business applications	\$300.00	
RESIDENTIAL & OTHER NON-DEVELOPMENTAL		
Special Land Use Application	\$350.00*	
Certificate of Zoning Compliance (build, add, rebuild, garages/pole barns)	\$100.00	
Waiver of Zoning Compliance (reshingle, reside)		
Certificate of Zoning Compliance (Fencing non ag. & decks)	\$35.00	
Site Plan	\$100.00	
Ponds-Section 1228 of Zoning Ordinance- Bond Amount	\$1.00	

	NON-REFUNDABLE FEE	ESCROW DEPOSIT
*Plus consultant costs. In some cases, escrow funds must be deposited with the application to cover costs the Township incurs for consulting, such as, but not limited to: legal, engineering, planning and environmental assessment.		
NOTE: If any excavation, earth moving or construction is begun prior to obtaining required permits and certificates, applicable fees will be doubled.		
MINERAL-EXTRACTION OPERATIONS (effective April 13, 2004) (Refer to complete Mineral Extraction Fee Schedule for details)		
Pre-Application Fee	\$1,000.00	
Application Fee	\$1,000.00	\$5,000.00
First Annual License Fee	\$1,000.00	\$5,000.00
Annual License Fee	\$1,000.00	\$5,000.00
Renewal Fee	\$1,000.00	\$5,000.00
Variance Application Review Fee	\$1,000.00	\$5,000.00
Amendment Fee	\$1,000.00	\$5,000.00
Appeal Fee	\$1,000.00	\$1,000.00
Application Fee. The escrow is to cover estimated costs of the engineer, planner and for legal. Any costs in excess of the application escrow would be payable before issuance of the license. If costs are less than the escrow, the escrow		
PLANNED UNIT DEVELOPMENT (PUD)		
Pre-application conference (This fee must be paid in advance of each pre-application conference)	\$750.00	
Conceptual PUD Review	\$2,800.00	
Add		
Planning Consultant charge - Residential	\$225.00 plus \$1.00 unit	
Planning Consultant charge - Non-Residential	\$225.00 plus \$7.00 per 1,000 ft ² GFA, plus \$10.00/ acre if no buildings	

	NON-REFUNDABLE FEE	ESCROW DEPOSIT
Engineer review charge - Residential	\$7.00 per unit (\$375.00 minimum)	
Engineer review charge - Non- Residential	\$300.00 plus \$20.00 per acre	

This does not include the estimated charge for engineering drawings review for street and drainage plans, sanitary sewer plans & water system plans.)

Final PUD Review	\$850.00	
Add:		
Planning Consultant charge - Residential	\$225.00 plus \$1.00 unit	
Planning Consultant charge - Non-Residential	\$225.00 plus \$7.00 per 1,000 ft ² GFA, plus \$10.00/ acre if no buildings	
Engineer review charge - Residential*	\$18.50 per unit (\$1050.00 min.)	
Engineer review charge - Non-residential*	\$300.00 plus \$20.00 per acre	

*This does not include the estimated charge for engineering drawings review for street and drainage plans, sanitary sewer plans & water system plans.

The conceptual PUD review fee includes the costs associated with attendance at one evening township meeting by township consultants. If attendance at more than one evening meeting is required, an additional fee of \$1,200 per meeting shall be paid.

Application fees for rezoning requests and other planning and zoning activities are in addition to these fees
GFA = gross floor area of structures

PRIVATE ROADS (Private Roads includes Extension to Existing Private Roads)

Pre-application Conference	\$500.00	\$1,500.00
Application for Private Road	\$1,500.00	\$2,500.00
Application for Variance	\$1,500.00	\$1,500.00
Inspection Fees	\$500.00	\$1,500.00

	NON-REFUNDABLE FEE	ESCROW DEPOSIT
Review of Private Road Maintenance Agreement	\$250.00	
Plus consultant costs. In some cases, escrow funds must be deposited with the application to cover costs the Township incurs for consulting, such as, but not limited to legal, engineering, planning, and environmental assessment. NOTE: If any excavation, earth moving or construction is begun prior to obtaining required permits and certificates, applicable fees will be doubled.		
FREEDOM OF INFORMATION REQUESTS		
Duplication of records	\$0.25 per page	
Other duplication	Actual cost incurred	
Mailing Envelopes (small)	\$3.00	
Mailing Envelopes (large)	Actual cost incurred	
Hourly Labor Wage	\$13.00 per hour	
Hourly Wage is incurred when gathering information for viewing only.		
Deposit-If the anticipated charges for a requested record will exceed \$50.00, a good faith deposit of one half of the total anticipated charges shall be required.		
Waiver of Fees—If an individual submits an affidavit stating that he or she is receiving public assistance or is able to state facts showing inability to pay fees because of indigency, a copy of a public record shall be furnished without charge for the first \$20.00 of the fee for each request.		
OTHER FEES NOT LISTED ABOVE		
Addressing	\$50.00 per address	
Sign Permit	\$50.00 per sign	
Temporary Building or Dwelling removal deposit	\$100.00	\$1,000.00
Zoning Books	\$25.00 plus mailing fee \$5.00	
Design Standard	\$50.00 plus mailing fee \$5.00	
Master Plan	\$25.00 plus mailing fee \$5.00	

Adopted: 10-4-07; revised format: 04-26-10.