

## Bridgewater Township Planning Commission Minutes - Approved

I. 8-Nov-10 meeting called to order 7:02 P.M. by Dave Horney

II. Roll Call

Gary Baetens	Chris Brown	Laurie Fromhart	<del>Jeff Simkiss</del>
Dave Horney	Mark Iwanicki	Tom Wharam	

III. Citizen Participation

- Per Wickstrom wanted to check in to make sure that everything for TIA is moving forward

IV. Approval of Agenda

- Motion to accept agenda as amended – Laurie Fromhart
- Second to motion – Mark Iwanicki
- Vote - unanimous

V. Approval of Minutes

- Motion to approve minutes from 11-Oct-10 as amended – Laurie Fromhart
- Second to motion – Gary Baetens
- Vote – unanimous

VI. Public Hearings

- None

VII. Old Business

A. Enzer – W. DeGroot update, set public hearing

- William DeGroot talked with Aaron Enzer on 3-Nov-10 about application from 12-Apr-10
- He received the updated site plan
- DeGroot, et al. will send a report by end of week
- Hours, parking and setbacks were clarified
- full planning report after initial meeting and after the public hearing is set to maximize efficiency and reduce costs
- Bridgewater Township cannot hold-up application if all of the paper work is in order
- Can move forward even if application incomplete
- Can stop public hearing if fees are not paid
- Laurie Fromhart will send out notices to all people within 300' and place a notice in the paper

B. St. Aidans – W. DeGroot update, set public hearing

- William DeGroot met 26-Oct-10 with the people representing St. Aidans
- They provided all of the needed information so a public hearing can be set
- Talked about a gate about 200' from road so there is not the appearance of new ownership
- Examined steep slopes, natural days, religious services
- William DeGroot will send out a formal report with a week
- Susan McGarry, James Barber are checking on fire right-of-ways, all on site plan
- Owners are waiting for financial approval
- Handed Dave Horney signed hazardous waste and environmental report
- Still trying to get information and a letter from Manchester fire chief regarding the driveway

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- Chief wants 40' wide-radius 6" deep road but does not need a turn-around since there are no buildings planned
- Need to send an application to Washtenaw County Road Commission
- Only need a conceptual drawing
- Susan asked if the existing driveway can be used since the boring sample indicated a 4-6" deep base, can they just scrap off top soil
- Bridgewater Township should ask question of fire chief, this is a condition of the conditional use
- Susan asked what happens next, Dave Horney explained then next steps
- Owner is giving an easement to the land conservancy, what will the driveway have to be like; Dave Horney explained that he cannot answer to what future planning commissions may or may not do
- **Motion to set a public hearing for the St Aidans SLA for the 13-Dec-10 PC meeting – Laurie Fromhart**
- **Second to motion – Tom Wharam**
- **Vote – unanimous**

### C. High Scope/TIA – W. DeGroot update, set public hearing

- Bill received conditional use permit from the TIA Corp
- No major issues with submission
- The plan is to amend the current SLU (conditional use) since the usage will be similar to High Scope, use goes with property
- Do not need a pre-application meeting
- TIA Corp. has honored all requests
- There may be light or safety requirements
- May need road improvements
- The formal name will be 'Best Education Rehabilitation Program'
- Need inspections from the fire marshal, state dept of mental health, food service
- Also need road improvements
- Existing buildings and uses will remain
- Concerns: security, fences & gating, issuance of lighting requirements for surveillance, trash placement (hidden from sight); all aesthetics
- No court ordered attendees or prison references
- William DeGroot recommend dark sky light compliant lighting
- Per Wickstrom will detail out the lighting and alarm plans
- **Motion to set a public hearing for the Best Education Rehabilitation Program SLA amendment for the 13-Dec-10 PC meeting – Laurie Fromhart**
- **Second to motion – Mark Iwanicki**
- **Vote – unanimous**

### D. WCPARC – W. DeGroot update

- Met with county parks and rec.,
- Want to avoid repeat of last time
- Washtenaw County Parks and Recreation supplied drawing with overlays
- Two possible parking scenarios and trail heads
- First and most likely is to have parking adjacent to the church (close to Clinton Road)

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- The second would be off of Hogan (not as good because of walking)
- WCPR will provide the week of 19<sup>th</sup> to get rezoning application documents paper work in for William DeGroot
- Would like to set a date for the public hearing at the 13-Dec meeting
- Preliminary site plan needed for rezoning
- Need info about drain tiles (farming or otherwise) and these should be depicted on the site plan
- WCPR will have to place a sign indicating rezoning
- WCPR must contact all adjacent land owners regarding fencing; must be done before hearing
- WCPR would use a machine to cut trails
- WCPR would like to use part of existing RR, but cannot improve because not a Rail-to-Trail program
- WCPR would like to place a story board at the old RR trestle
- Construction - trails, boardwalk, over-look (no fishing), foot bridge at ditch
- Talk about joining two parcels – WCPR has to discuss getting people across road

### E. Ordinance update – Review of section 1 (finish)

- William will document all changes that need to be made
- Motion to table review section 1 until January PC meeting – Laurie Fromhart
- Second to motion – Chris Brown
- Vote – unanimous
  
- Motion to extend the meeting beyond 9:00 PM – Laurie Fromhart
- Second to motion – Chris Brown
- Vote – unanimous

## VIII. New Business

### A. Ordinance update – Review of section 2 (begin)

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### B. SLU/Rezoning packets for Zoning Administrator

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- Motion to table sections A & B of New Business until January PC meeting – Laurie Fromhart
- Second to motion – Mark Iwanicki
- Vote – unanimous

### C. By-laws/conflict of interest

- Laurie Fromhart asked if she has to recuse herself since she is within the 300' boundary of the WCPR rezoning district
- William DeGroot suggested that the township board ask Fred Lucas for his interpretation of the Bridgewater Township PC by-laws section 6, subsection C since this could lead to a tie and the proposal would die at the PC level. There could also be a tie at board level since Laurie Fromhart could not vote there either
- William DeGroot has not seen this in any other instances at other townships
- William DeGroot described the scenarios of Laurie Fromhart on both the PC and township board

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- There is no financial gain in this situation

### IX. Communications

#### A. Report on 4-Nov-10 Board of Trustees meeting – Laurie Fromhart

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

#### B. Report on 13-Oct-10 SWWCOG Meeting – Dave Horney

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

#### C. ZBA meeting – Dave Horney

- There was no ZBA meeting to report on

#### D. Report from Zoning Administrator – Laurie Fromhart

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

#### E. Report on 19-Oct-10 MCJPC Meeting – Dave Horney

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

### X. Informational Items

- None

### XI. Public Comment

- None

### XII. Adjournment

- Next meeting: 13-Dec-10 at 7:00 P.M.
- Motion to adjourn – Chris Brown
- Second to motion – Tom Wharam
- Vote – unanimous

Meeting adjourned at 9:35 P.M.