

BRIDGEWATER TOWNSHIP BOARD OF TRUSTEES MEETING
THURSDAY, DECEMBER 2, 2021, 7:00 P.M.
BRIDGEWATER TOWNSHIP HALL
10990 CLINTON RD, MANCHESTER, MI 48158

AGENDA

- I. CALL TO ORDER / ESTABLISH QUORUM / PLEDGE ALLEGIANCE
- II. CITIZEN PARTICIPATION
- III. APPROVAL OF BOARD MEETING MINUTES – NOVEMBER 4, 2021
- IV. REVIEW AND APPROVE AGENDA
- V. WCCD PILOT PROGRAM PRESENTATION – Summer Roberts, Community Forrester
- VI. NEW BUSINESS
 - A. Approval of Claims Listing for November 1, 2021 through November 30, 2021
 - B. Board Appointments
 - C. Zoning Administration and Ordinance Enforcement Services Discussion
 - D. Townhall Side Door – MBS Proposal
 - E. Conversion of Street Lights to LED – DTE Budget Letter
 - F. Township Photos – Harry Cross
- VII. REPORTS & CORRESPONDANCE
 - A. Public Safety Report – Written report from Sheriff’s Department
 - B. Supervisor’s Report
 - C. Assessor’s Report
 - D. Clerk’s Report
 - E. Treasurer’s Report
 - F. Trustees’ Report
 - G. Zoning Administrator’s Report – Written report from Rodney Nanney
 - H. Planning Commission Report – Minutes included in Board packet
 - I. Broadband Task Force Report – Minutes included in Board packet
 - J. Farmland Preservation Board Report
- VIII. CITIZEN PARTICIPATION
- IX. ADJOURNMENT

Bridgewater Township Board of Trustees Minutes

I. CALL TO ORDER

4-Nov-21 meeting called to order by Supervisor Fromhart at 7:00 p.m. followed by the Pledge of Allegiance at Bridgewater Township Hall, 10990 Clinton Road, Manchester, MI.

Present: Trustee Ahrens, Trustee Faust; Trustee Fromhart; Trustee McQueer; Trustee Oliver;

Absent: N/A

Citizen attendance: 19

II. CITIZEN PARTICIPATION

- Multiple citizens commented on the proposed solar ordinance. A citizen commented on issues getting an address issued.

III. APPROVAL OF MINUTES

- Motion to approve the meeting minutes of 7-Oct-21 as presented – Ms. Ahrens; support – Mr. Oliver; vote – unanimous

IV. REVIEW AND APPROVE AGENDA

- Motion to approve the agenda as amended – Ms. McQueer; support – Mr. Oliver; vote – unanimous

V. NEW BUSINESS

A. WATS FY 2022 Membership Dues

- Motion to approve \$160.00 for WATS FY 2022 Membership Dues – Ms. Fromhart; support – Mr. Faust; vote – unanimous

A. Approval of Claims Listing

- Motion to approve disbursements of \$20,195.31 for general operations and \$7,816.81 for sewer operations; total expenditure of \$28,012.12 for the month of October – Mr. Oliver; support – Mr. Faust; vote – unanimous

B. Proposed Solar Energy Zoning Ordinance Amendments – PC Recommendation

- Board had discussion regarding the PC recommendation to not move forward with the proposed Ordinance 67-7 regarding industrial solar in the township.
- Motion to accept the Planning Commission recommendation to not move forward with the proposed Industrial Solar ordinance 67-7– Ms. McQueer; support – Mr. Oliver.
- Roll call vote:

Trustee Faust – yes
Trustee Oliver – yes

Trustee Fromhart – yes
Trustee Ahrens - abstain

Trustee McQueer – yes

C. Resolution Honoring Remy Long

D. Motion to approve Resolution 2021-11 honoring Remy Long for his service to the FPB. – Ms. McQueer; support – Mr. Oliver.

E. Roll call vote:

Trustee Faust – yes
Trustee Oliver – yes

Trustee Fromhart – yes
Trustee Ahrens - yes

Trustee McQueer – yes

Bridgewater Township Board of Trustees Minutes

F. Township Officer's Salary Resolutions – Compensation Committee Recommendation

- Motion to approve Supervisor's salary; resolution number 2021-12– Mr. Oliver– Ms. McQueer; call vote:
 - Trustee Faust – yes
 - Trustee Oliver - yes
 - Trustee Fromhart – yes
 - Trustee Ahrens – yes
 - Trustee McQueer – yes
- Motion to approve Clerk's salary; resolution number 2021-13– Mr. Oliver; support – Ms. Ahrens.
 - Trustee Faust – yes
 - Trustee Oliver - yes
 - Trustee Fromhart – yes
 - Trustee Ahrens - yes
 - Trustee McQueer – abstain
- Motion to approve Treasurer's salary; resolution number 2021-14– Mr. Oliver; support – Ms. McQueer.
 - Trustee Faust – yes
 - Trustee Oliver - yes
 - Trustee Fromhart – yes
 - Trustee Ahrens – abstain
 - Trustee McQueer – yes

G. Auditor Services Discussion-

- Board had a discussion regarding the retention of our current Auditor. Board agreed to seek to retain her and ask for some deadline dates in the future.

VI. REPORTS AND CORRESPONDENCE

A. Public Safety Report

- A written report from the sheriff is included in the board packet

B. Supervisor's Report

- See board packet
- Reported on Logan Road work.
- Gave an update on needs at the BWWP.

C. Assessor's Report

- No report was received from Ms. Rider

D. Clerk's Report

- No report.

E. Treasurer's Report

- Property taxes will be sent December 1st.
- She will put newsletter in tax bill.

F. Trustees' Report

- Trustee Faust
 - Update on an issue regarding the BWWP.
- Trustee Oliver
 - Met with WWCA, everything is looking good.
 - Permit requests are stable.

Bridgewater Township Board of Trustees Minutes

G. Zoning Administrator's Report

- A written report from Mr. Nanney is included in the board packet

H. Broadband Task Force Report

- No report
-

I. Planning Commission

- The minutes are in the board packet

J. Farmland Preservation Board Report

- Met in October.

VII. CITIZEN PARTICIPATION

- A citizen commented on their disappointment about the industrial solar ordinance but thanked both boards for our thoughtful consideration. A citizen thanked the boards for not approving an industrial solar ordinance.

VIII. ADJOURNMENT

- Ms. Fromhart adjourned the meeting at 9:00 p.m.

Bridgewater Township Board of Trustees Minutes

I. CALL TO ORDER

7-Oct-21 meeting called to order by Supervisor Fromhart at 7:05 p.m. followed by the Pledge of Allegiance at Bridgewater Township Hall, 10990 Clinton Road, Manchester, MI.

Present: Trustee Fromhart; Trustee Ahrens; Trustee Oliver; Ms. McQueer

Absent: Trustee Faust.

Citizen attendance: 5

II. CITIZEN PARTICIPATION

- A citizen complained about the new road work on Logan Road. A citizen had concerns about commercial wind energy.

III. APPROVAL OF MINUTES

- Motion to approve the meeting minutes of 2-Sep-21 as amended – Ms. Fromhart; support – Ms. Ahrens; vote – unanimous

IV. REVIEW AND APPROVE AGENDA

- Motion to approve the agenda as presented– Ms. Fromhart; support – Ms. McQueer; vote – unanimous

V. PRESENTATION OF 2021 AUDIT

- Rana Emmons presented the annual audit for 2020 – 2021 fiscal year
- Received highest rating possible
- Township is in good financial shape
- Motion to accept Audited Financial report for the fiscal year ending 31-Mar-21 – Ms. Fromhart; support – Mr. Oliver; vote – unanimous

VI. NEW BUSINESS

A. Approval of Claims Listing

- Motion to approve disbursements of \$15,847.06 for general operations and \$6,727.62 for sewer operations; total expenditure of \$22,574.68 for the month of September – Mr. Oliver; support – Ms. Fromhart; vote – unanimous

B. Proposed Zoning Ordinance Amendments

- Motion to approve proposed amendatory Ord. No. 67-5 to revise provisions that apply to Wind Energy Conversion Systems (wind turbines) as presented – Ms. McQueer; support – Mr. Oliver; vote – unanimous
- Motion to approve proposed amendatory Ord. No. 67-6 to revise provisions that apply to the commercial zoning in the Hamlet as presented – Ms. Fromhart; support - Ms. McQueer: vote - unanimous

C. Compensation Committee Report

- Tom Wharam presented a final report from the Committee making recommendations to the board. The report is on file with the Clerk.
- The board agreed to postpone discussion and action on the recommendations until next month when Trustee Faust is present.
- The board thanked the committee for their time and effort.

D. WCCD Pilot Program Proposal

Bridgewater Township Board of Trustees Minutes

- Letter from Supervisor Fromhart was sent to WCCD to show support for Washtenaw County Conservation District's (WCCD) grant proposal for Michigan Department of Natural Resources (MDNR) Urban and Community Forestry. Details to come when grant has been issued.

VII. REPORTS AND CORRESPONDENCE

A. Public Safety Report

- A written report from the sheriff is included in the board packet.

B. Supervisor's Report

- See board packet.

C. Assessor's Report

- No report.

D. Clerk's Report

- Asked board about getting a credit card for the Sewer Plant.
- Finally able to get "in person" training for election certification.

E. Treasurer's Report

- No report.

F. Trustees' Report

- Trustee Faust
 - No Report.
- Trustee Oliver
 - No Report.

G. Zoning Administrator's Report

- No Report.

H. Broadband Task Force Report

- See report from Washtenaw County Broadband Task Force in board packet.

I. Planning Commission

- The minutes are in the board packet

J. Farmland Preservation Board Report

- There was no meeting in September

VIII. CITIZEN PARTICIPATION

None

IX. ADJOURNMENT

- Ms. Fromhart adjourned the meeting at 9:21 p.m.

Partnership request to enhance and protect urban trees and woodlots

From: Megan DeLeeuw (megan.deleeuw@macd.org)

To: bridgewaterwpsupervisor@yahoo.com

Date: Friday, September 10, 2021, 04:33 PM EDT

Dear Ms. Fromhart,

The Washtenaw County Conservation District (WCCD) would like to pilot a new program in Bridgewater Township with the aim of assisting the community in identifying strengths, challenges, and opportunities to enhance and protect urban trees and woodlots. I am writing to introduce the initiative, gather your feedback, and ask for your support in applying for a grant from the Michigan Department of Natural Resources (MDNR) to help fund the project.

The aim of this pilot program is to help community members prioritize local environmental concerns around forests and woodlots, develop a consensus regarding the future landscape, and learn what steps are needed to bring the desired future into existence. WCCD intends to hire several interns to: a) help conduct an overview of current ordinances and zoning policies as they relate to trees and woodlots and b) use GIS to assess the current condition and impact of the urban tree canopy and present potential priority planting areas based on ecological benefits, equity, and ease scenarios.

We are asking for the Township to provide us with any existing GIS data pertaining to your urban trees and woodlots and meet with our staff once per quarter in 2022 to discuss the implementation of this program and guide the development of resources that serve your community.

We are requesting a letter of support by Thursday, September 16th to include with our grant application. I have included a template letter as a word document for your convenience. Please feel free to make additions and amendments as appropriate, copy to your letterhead, check your contact information, add your signature(s), and return via email as a word document or pdf.

If you agree to participate, WCCD staff will contact you again later this fall to discuss the project in more detail, but if you have questions in the meantime, please reach out to Summer Roberts, WCCD Community Forester, via email (summer@washtenawcd.org) or by phone (734-302-8716). We look forward to working together to protect and enhance urban trees in the Bridgewater Township and throughout Washtenaw County.

Thank you for your assistance in helping the WCCD serve you better!

Sincerely,

--

Megan DeLeeuw
Executive Director

Re: WCCD Pilot Program Proposal

From: Summer Roberts (summer@washtenawcd.org)

To: bridgewaterwpsupervisor@yahoo.com

Cc: dru.mark-wilson@macd.org

Date: Friday, November 19, 2021, 11:27 AM EST

Hi Laurie,

I will attend the Bridgewater Township board meeting on December 2nd to discuss the pilot project. I will review the project briefly, but I'd like to spend most of our time together answering questions and discussing how the project could be tailored to meet your residents' needs. WCCD is also hoping to survey residents on their local needs and concerns, so I would like the boards' input on questions to ask. To facilitate our discussion, please recirculate the letter I sent you regarding the project with your board members, so it is fresh in their minds for our meeting (I have attached it to this email for your convenience).

Also, please send us (Dru, cc'd) any necessary paperwork required to reserve the town hall for the webinar in January. Once we receive the paperwork, we can send you a \$200 check for the deposit.

Thank you!

Summer Roberts
Community Forester

Assisting residents with the conservation, management and wise use of natural resources in Washtenaw County since 1948.

On Tue, Nov 16, 2021 at 10:38 AM Summer Roberts <summer@washtenawcd.org> wrote:

Hi Laurie,

I just left you a voicemail about two items.

1) Great news! We received the funding from MDNR to pursue the pilot program, so I would like to set up a time to meet with you (and any staff or board members you would like to include) to discuss how we can tailor this program to meet the natural resource needs of Bridgewater residents. I'm thinking we aim for early December. If you provide me with the contact info of those you would like to invite, I can work on finding a time that works for all parties. Alternatively, please send me some dates and times that work for your group.

2) We're hoping to reserve the Bridgewater Township Hall for a Waterbody Health Webinar on January 27th. I believe Dru, our new Outreach Coordinator (cc'd), has started the conversation with you, but I'll reiterate what we are looking for here and I'm happy to answer any remaining questions. This webinar was inspired by inquiries from Bridgewater residents regarding waterbody health. We'd like to reserve the town hall, assuming it has a stable internet connection, to have an in-person screening option for residents who may have unreliable internet. Our speaker is located in Lansing, so given weather concerns and COVID restrictions, it was easier for him to accommodate our request for a presentation if it was virtual. Does the hall have a large monitor or screen/projector setup that we could plug a laptop into? Does the hall have a speaker system? May we provide light refreshments? We would like to reserve the hall from 5-8pm to ensure we have plenty of time for setup and cleanup.

Details on the event below:

Presentation Title: "Waterbody Health: Benefits of Natural/Living Shorelines"

Date: January 27th, 2022 from 6pm-7pm

Format: Webinar on Zoom with an in-person group screening at Bridgewater Township Hall (RSVP required)

Presentation Description: Are you concerned about the water quality in your stream or lake? Frustrated by nuisance geese along your lake shoreline? Fed up with algal blooms or an eroding shoreline? Come learn how natural, living shorelines can protect water quality, be aesthetically pleasing, deter nuisance wildlife, and stabilize your shoreline.

Presenter Bio: Erick Elgin is an aquatic ecologist and water resources educator with Michigan State University Extension. He promotes and researches the wise use, protection, and restoration of our freshwater systems. Erick's recent efforts focus on aquatic plants, lake ecology, natural shorelines, invasive species, and lake monitoring. Erick also helps lead Michigan's volunteer lake monitoring program – the Cooperative Lakes Monitoring Program and Michigan's Natural Shoreline Partnership. Erick has a M.S. in aquatic ecology from the University of Calgary and a B.S. in natural resources management and water resources management from the University of Minnesota.

Please don't hesitate to reach out with questions!

Thank you,

Summer Roberts
Community Forester



Washtenaw County Conservation District

Summer Roberts
Community Forester



705 N. Zeeb Road,
Suite 201,
Ann Arbor, MI
48103-9506



(734) 302-8715



info@washtenawcd.org



www.washtenawcd.org

September 29th, 2021

Dear Supervisor Fromhart,

Thank you for contacting me to learn more about Washtenaw County Conservation District's (WCCD) grant proposal for Michigan Department of Natural Resources (MDNR) Urban and Community Forestry (UCF) grant. Thank you for your letter of support for the application. I hope this letter and the attachment answer your remaining questions and concerns regarding the pilot program.

For your perusal, I have attached the Application Questionnaire WCCD submitted for MDNR's UCF grant. The grant will fund a small portion of the Conservation Ambassador Program (CAP) that WCCD aims to pilot in the City of Ypsilanti, Ypsilanti Township, Sharon Township, and Bridgewater Township. CAP will take several years to develop and the MDNR grant will be the first step towards this larger effort. To ensure success, I look forward to working in concert with elected officials and the residents of Bridgewater Township to successfully tailor the effort to meet and address local needs. WCCD would like to meet with elected officials virtually or by phone at least several times throughout the process as well as continuing email communication. If Bridgewater Township would kindly gather and provide any data (e.g. GIS shapefiles) or information (e.g. inventories, surveys, etc.) pertaining to trees and forests, WCCD's efforts can build off the existing information rather than repeat it.

Once I have learned whether we will be receiving MDNR funds (sometime in November), I will reach out to determine a time to meet to discuss the project in detail and discuss the existing data/resources Bridgewater Township has compiled. WCCD plans to move forward regardless of funding from MDNR, but may need to modify deliverables, timeline, and/or scope to accommodate a smaller budget. In the meantime, if you have additional questions, please call me directly at (734) 302 - 8716.

Sincerely,

Summer Roberts
Community Forester

WCCD's MDNR UCF Grant Application Questionnaire

Project Overview

Please note, Michigan Forest Action Plan (MFAP) goals that align with elements of this program have been cited.

In July 2021, Washtenaw County Conservation District's (WCCD) survey of residents indicated that land use (particularly zoning and development), forests and woodlots, and surface/groundwater were the top concerns countywide. Residents voiced frustration at feeling powerless to stop the loss of open space and forested areas to development. Following a year when the public took solace in the mental and physical health benefits provided by nature, residents are actively looking for ways to engage with natural features and green infrastructure in urban areas and protect the fragmented forests that characterize rural areas.

Despite strong support from residents for environmental initiatives and sustainability, demonstrated by the 2020 approval of WCCD's millage and a new record for survey responses, Washtenaw County lacks a critical framework and coordination around urban and community forestry at a countywide level. The disbandment of the Washtenaw County Planning Department in the early 2000s has left a void with respect to collective and coordinated land use planning. Aging and diseased trees, as well as competition from invasive species, impacts the entire county, but each municipality in Washtenaw is experiencing a unique blend of factors that are connected to tree canopy coverage and tree health, including heat stress effects in urban and peri-urban communities as well as forest fragmentation in rural communities. Many of Washtenaw's municipalities do not have the capacity to do the planning, analysis, prioritization, and resource aggregation on their own; however, any collective initiative will require buy-in and trust at the local level. As a local entity of state government trusted by farmers and city dwellers alike, WCCD is in a unique position to unite the entire County, inclusive of all watersheds and municipalities, in a coordinated effort to maintain and enhance our community trees and forests. Hence, in three townships and one city, WCCD would like MDNR's assistance to pilot a new program to identify environmental stressors at the local level and lead to the future development of a countywide forestry roadmap.

The forestry component of this pilot program eligible for the UCF grant will involve: a) conducting an overview of current ordinances, zoning policies, and Master Plans as they relate to community trees and woodlots and b) using GIS to assess the current condition of and benefits provided by community forests and trees and to present potential priority planting areas based on ecological benefits, equity, and ease scenarios and/or other priorities as identified by public input (MFAP, Goal 3, Objective 3.1.3; Goal 5, Objective 5.2.3). As a local entity of state government with a county focus and connections to rural and urban municipalities, WCCD is in a unique position to access, compile, and synthesize data from multiple agencies at various scales, allowing for a more thorough examination of what data currently exists and how it can be leveraged to support local efforts. Given the long timeframe and community-centric nature of this project, WCCD feels it is wise to utilize the extraordinary resources of our local universities to leverage the problem-solving expertise of faculty and students, while simultaneously fostering the development of our next generation of engaged citizens and forest stewards. Additionally, WCCD will contract a professional graphic designer to create templates of accessible fact sheets and guides of existing local policies and ordinances and produce flow charts for forming a conservation resource board (MFAP, Goal 5, Objective 5.3.5).

For context, the scope of this pilot project is broader than the UCF grant and a general overview may help to demonstrate WCCD's long-term view and community-centric approach. To address residents' concerns at the local level, WCCD intends to pilot the Conservation Ambassador Program (CAP) of which this forestry component is a part. For the average citizen, understanding current policy, alternatives, and how to enact change, as well as identifying best-fit partnerships with existing organizations, agencies and private companies (MFAP, Goal 2, Objective 2.2.3 & 2.2.5; Goal 5, Objective 5.3.6), is overwhelming and confusing to navigate alone. CAP will help community members prioritize environmental concerns, learn about policies and ordinances that affect those concerns, and access resources and education that detail the benefits provided by a community's natural resources. As outlined in the attached "CAP Framework" flowchart, future community discussions will benefit from this work (MFAP, Goal 3, Objectives 3.1.3, 3.1.6; Goal 4, Objectives 4.1.6, 4.3.3) and dedicated Conservation Ambassadors (CAs) from each municipality (MFAP, Goal 4, 4.1.6) will build self-sustaining citizen engagement at the local level and provide ongoing assistance with environmental issues as they arise. As WCCD strengthens our relationships and gains a better understanding of the natural resource

challenges facing each municipality, we'll be in a better position to coordinate a countywide forestry initiative that has support and momentum from the grass roots level up.

Project Outcomes and Impacts

It is evident that trees are not equally distributed and the negative impacts resulting from a lack of trees often fall on historically disadvantaged people. For the pilot program, WCCD has selected two urban/suburban communities and two rural communities to capture the variety of concerns across the county and ensure the program is effective for all residents while also prioritizing communities of greatest need. To increase community participation in the program, WCCD has planned one educational event tailored to the specific environmental concerns of each pilot municipality. The reasons for selecting these pilot municipalities are detailed below:

City of Ypsilanti

According to the Tree Equity Score tool by American Forests, the City of Ypsilanti has several districts with scores in the 30s indicating a significant need for improvement of the urban forest and PolicyMap lists most census tracts as "low-income communities" (MFAP, Goal 2, Objective 2.1.3; Goal 5, Objectives 5.2.7 & 5.3.1). As reported by DataUSA, in 2019 almost 37% of the population identified as Black or African American, Hispanic, two or more ethnicities, or Asian. The median household income in the City was \$39,332 and the median property value was \$151,300, which is almost 63% less than the national average. The homeownership rate was about 32%, which is lower than the national average of 64.1%. In 2017, a resolution was passed to establish a Sustainability Commission; however, enthusiasm appears to have stalled as multiple seats remain open. Additionally, the City has a dated Urban Forestry Management Plan prepared by Davey Resource Group in 2012. The management plan makes broad recommendations such as "Identify opportune areas, such as parks with an abundance of pervious area, to plant trees using land cover information" and "Implement a public relations program designed to educate the residents of Ypsilanti and to generate greater support for the urban forestry program." WCCD's pilot program will encourage public support and create actionable steps, like identifying priority planting areas based on local input, so that these recommendations can be enacted and the environmental, economic, and health benefits realized. For the educational program, WCCD will partner with ReLeaf Michigan to execute a volunteer planting workshop to increase awareness of the benefits of trees, educate the public on tree install and maintenance, and entice public participation in future planning (MFAP, Goal 4, Objective 4.1.3, 4.2.9; Goal 5, Objective 5.5.6; Goal 8, Objectives 8.1.10, 8.1.14, & 8.1.19).

Ypsilanti Township

Abutting the City of Ypsilanti, Ypsilanti Township is a mix of suburban and rural areas and includes the intersection of three watersheds, Stony Creek, Swan Creek, and Huron River, and includes Ford Lake. According to the Tree Equity Score tool by American Forests, the Township has several districts with scores in the 50s and 60s, and canopy cover well below 40% in most districts with data, indicating an opportunity to improve community forests and woodlots and subsequently the ecology of multiple watersheds (MFAP, Goal 2, Objective 2.1.3; Goal 5, Objectives 5.2.7 & 5.3.1). Hence, WCCD plans to host a Plant Swap and Rain Barrel Distribution (MFAP, Goal 4, Objectives 4.1.3, 4.1.6, & 4.2.9), potentially in partnership with the Washtenaw County Water Resources Commissioner's office. As documented by [Census Reporter](#), in 2019 almost 32% of the population identified as Black or African American, more than double the percent in the County or the State as a whole. About 46% of the residents earn less than \$50,000 per year, which is a slightly higher percent than the average for Michigan and about 10% higher than the average for the County. About 15% of the population lives below the poverty line, which is just slightly higher than the average rate for Michigan. The socioeconomic need and geographic intersection of watersheds makes Ypsilanti Township an excellent pilot municipality for initiating the program and starting conversations vital to preserving the ecosystem services provided by community trees and forests (MFAP, Goal 2, Objective 2.1.1; Goal 4, Objective 4.3.5; Goal 5, Objective 5.3.1, 5.5.2; Goal 8, Objective 8.1.14).

Bridgewater and Sharon Townships

WCCD wants to ensure our pilot program will benefit all communities in Washtenaw County, hence the intentional inclusion of the more rural communities of Bridgewater and Sharon Townships. Bridgewater has struggled with lake best management practices, including a lack of riparian forest buffers (MFAP, Goal 2, Objective 2.1.1; Goal 4, Objective 4.3.5; Goal 5, Objective 5.5.2; Goal 8, Objective 8.1.12), and invasive species issues (MFAP, Goal 2, Objective 2.1.4, 2.2.2, 2.2.7), while

Sharon has land use concerns and needs additional guidance on conservation easements and boards and options for preserving natural areas, including forests and woodlots (MFAP, Goal 3, Objective 3.1.6; Goal 4, Objective 4.1.6; Goal 5, Objective 5.2.3, 5.3.5). Hence, WCCD plans to host a Lake BMPs Webinar and a Conservation Easement Workshop/Technical Assistance Appointment event. These communities have members who are ready to engage with environmental planning issues if guidance and structure are provided. Additionally, rural municipalities often have fewer resources than their city counterparts and limited capacity to perform this type of analysis, planning and implementation.

The forestry component of the pilot program will focus on helping residents: 1) recognize the impact of local policies on their community trees and forests, and the subsequent ramifications for ecosystem services, and 2) provide them with examples of alternative policies and step-by-step guides for taking local action, such as forming a Tree Board. Funding from the UCF grant will be used for the following deliverables:

1. Zoning, Code, Ordinance, Master Plan Review performed by University of Michigan (U-M) students
 - a. Educational materials (fact sheets, flow charts, etc.): local ordinances & policies concerning trees and forests; guide to forming a resource concern board (e.g. tree board); contract graphic designer (MFAP, Goal 5, Objective 5.3.5).
2. Use data from local surveys in pilot municipalities (MFAP, Goal 7, Objective 7.1.8) to inform community tailored map sets created by U-M students (MFAP, Goal 3, Objective 3.1.3 & 3.1.6; Goal 6, Objective 6.1.9, 6.1.18)
 - a. Tree Canopy, % Tree Canopy: Residential, Commercial, Manufacturing, Public/Institutional, Vacant/Transportation/Utility
 - b. Impervious Surface and Impervious/Development Hot Spots (w/ & without Protected Land)
 - c. Development Through Time (e.g. Circa 1800s, 2000s, 2010, 2020) & Predicted (e.g. 2060)
 - d. Priority Planting Locations (e.g. below, others TBD through survey/community input) (MFAP, Goal 7, Objective 7.1.8)
 - i. Equity: Areas with low canopy coverage, limited resources, & high human benefits
 1. Income, Race/Ethnicity, Education, Canopy Coverage, Impervious Surface, Open/Grassy Areas (potential areas for trees)
 - ii. Ecological: Forested areas with significant ecological benefits
 1. Parcels, Canopy Coverage, T&E Species, Protected Lands, County Parks, City Parks, State Land, Federal Land, Conservation Easements, Hydrology (Surface, Groundwater, Wetlands, Drains, Impaired Waters)
 - iii. Ease: Owners w/ large, forested parcels may consider conservation easements
 1. Protected Land, Landcover/Land use, Parcels, Income
 - e. If time allows and data available, additional maps, will be considered:
 - i. Regional Green Space (preserved public & private land in surrounding counties)
 - ii. 3D tree point classification model
3. Discuss progress of above deliverables at two (and up to four, as needed) virtual check-in meetings with elected representatives from each township/city (MFAP, Goal 5, Objective 5.7.5)

The above deliverables will be discussed at 2 community meetings in each municipality and information regarding the benefits of trees, current & model zoning policies/tree ordinances, conservation easements, and conservation boards will be distributed (MFAP, Goal 4, Obj. 4.1.3, 4.1.6, 4.3.5; Goal 5, Obj. 5.2.3, 5.2.7, 5.3.1, 5.3.5, 5.3.6, 5.5.2, 5.5.3, 5.7.4, 5.7.5).

Project Implementation & Timeline

As discussed, this pilot project will use local input to tailor GIS map sets to address community concerns related to urban and community trees and compile easily accessible fact sheets of current ordinances and policies. These deliverables are intended to excite and empower citizens to engage in discussions regarding how changes to policy could address public environmental concerns and how and where tree planting could benefit the community given their unique needs and goals.

Please see the attached "CAP Framework" flowchart for a general overview of the larger, long-term project and how deliverables from this grant will be leveraged to inform additional work.

Please see a timeline of the forestry component eligible for UCF funding below:

Countywide Forestry Initiative	Q1 FY22 Oct-Dec	Q2 FY22 Jan-March	Q3 FY22 April-June	Q4 FY22 July-Sept
Municipality Ordinance Review and GIS Map Sets (w/ CAP)	<ul style="list-style-type: none"> -Meet w/ local elected reps (planning) - Meet w/ U-M students who will compile data and create GIS maps; create SOP -Meet w/ U-M students who will review current ordinances, policies, and master plans (O,P,& MPs) 	<ul style="list-style-type: none"> -U-M students compile data and create GIS maps -U-M students compile and synthesize O, P, & MPs - Meet (or email) w/ local elected reps (preliminary results) 	<ul style="list-style-type: none"> -Meet (or email) w/ local elected reps (drafts of map sets) -U-M students finalize review of O, P, & MPs -Create educational materials w/ graphic designer -U-M students finalize map sets -Share with elected reps 	<ul style="list-style-type: none"> -Meet with elected reps (feedback, lessons learned, next steps, etc.)

Bridgewater Township General Fund Monthly Expenses November 2021

Type	Date	Name	Amount
Nov 21			
Bill	11/30/2021	Cardmember Service -SPLIT-	422.69
Bill	11/30/2021	Clayton and Mary Rider Assessing Service -SPLIT-	1,991.67
Bill	11/30/2021	Consumers Energy 5265728 · Maintenance & Utilities	25.88
Bill	11/30/2021	Detroit Edison Company - Hall 5265728 · Maintenance & Utilities	54.40
Bill	11/30/2021	Detroit Edison Company - Street Lights 5440852 · Street lighting	375.23
Bill	11/30/2021	Donald N. Pennington -SPLIT-	938.75
Bill	11/30/2021	Frontier 5265728 · Maintenance & Utilities	107.55
Bill	11/30/2021	Intuit Inc. -SPLIT-	180.19
Bill	11/30/2021	Jon Way -SPLIT-	405.00
Bill	11/30/2021	Lucas Law, PC -SPLIT-	400.00
Bill	11/30/2021	Ormsby Electric, Inc 5265980 · Building improvement & equipmen	744.04
Bill	11/30/2021	Paychex - fees 5215727 · Clerk supplies & expense	186.85
Bill	11/30/2021	Paychex - payroll -SPLIT-	5,946.06
Bill	11/30/2021	RG Wahl-Roehm 5265728 · Maintenance & Utilities	100.00
Bill	11/30/2021	Staples -SPLIT-	15.77
Bill	11/30/2021	Washtenaw County Treasurer 4402 · Property tax - operation	219.21
Nov 21			12,113.29

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

	Apr '21 - Mar 22	Budget	\$ Over Budget
Income			
Clean-up Day Grant	0	2,500	-2,500
Clean Up Donation	222	100	122
4402 · Property tax - operation	5,185	82,000	-76,815
4405 · Property tax - fire millage	0	50,763	-50,763
4447 · Tax administration fee	14,664	33,500	-18,836
4448 · Tax collection fees	150	3,500	-3,350
4460 · Township permits	50	500	-450
4465 · Land division fees	525	600	-75
4574 · Revenue sharing	203,269	151,577	51,692
4600 · Collection Fee-Sewer Fund	0	1,000	-1,000
4665 · Interest Income	28	300	-272
4672 · Other Income	0	200	-200
4675 · Metro Auth.-restricted to roads	3,636	3,800	-164
4700 · Election Reimbursement	598		
Total Income	228,327	330,340	-102,013
Gross Profit	228,327	330,340	-102,013
Expense			
5101000 · Township Board			
5101703 · Trustee salary	3,184	4,896	-1,712
5101727 · Township supplies & expenses	0	684	-684
5101770 · Conferences & Training	0	500	-500
Total 5101000 · Township Board	3,184	6,080	-2,896
5171000 · Supervisor			
5171703 · Supervisor Salary	10,812	15,920	-5,108
5171727 · Supervisor Expense	444	1,000	-556
5209000 · Assessor			
5209705 · Board of Review expenses	0	1,700	-1,700
5209805 · Assessor Wages	14,900	22,800	-7,900
5209810 · Assessor Expense	2,260	2,800	-540
Total 5209000 · Assessor	17,160	27,300	-10,140
Total 5171000 · Supervisor	28,416	44,220	-15,804
5173000 · Other General Government			
5173715 · Social Security	3,216	5,000	-1,784
5173801 · Attorney & Consulting Expenses	1,180	2,000	-820
5173802 · Audit fees	0	5,000	-5,000
5173811 · Membership fees & dues	2,013	2,100	-87
5173895 · Website Administrator	500	500	0
5173912 · Insurance & Bonds	-480	6,500	-6,980
5174800 · Bank Fees	0		
Total 5173000 · Other General Government	6,429	21,100	-14,671
5215700 · Clerk			
5173900 · Printing & publishing	333	400	-67
5174810 · Deputy Clerk	630	1,600	-970
5191727 · Election expense	0	2,000	-2,000
5215703 · Clerk salary	11,233	16,539	-5,306
5215727 · Clerk supplies & expense	2,179	3,200	-1,021
Total 5215700 · Clerk	14,374	23,739	-9,365
5253700 · Treasurer			
5253701 · Tax Collection Expense	2,710	2,500	210
5253703 · Treasurer salary	12,202	17,967	-5,765
5253704 · Deputy Treasurer Wages	300	1,600	-1,300
5253727 · Treasurer supplies & expenses	581	2,000	-1,419
Total 5253700 · Treasurer	15,793	24,067	-8,274

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

	Apr '21 - Mar 22	Budget	\$ Over Budget
5265000 · Building & Grounds			
5265728 · Maintenance & Utilities	3,869	7,000	-3,131
5265925 · Cemetery care	2,685	2,500	185
5265980 · Building improvement & equipmen	1,066	1,000	66
Total 5265000 · Building & Grounds	7,621	10,500	-2,879
5301800 · Public Safety			
5339727 · Fire protection billing expense	68,044	75,000	-6,956
Total 5301800 · Public Safety	68,044	75,000	-6,956
5400700 · Planning & zoning			
5400701 · Planning			
5400727 · Planning comm. wage & expense	2,898	5,700	-2,802
5400801 · PC Attorney Fees	75	0	75
5400803 · Planning consultant - on-going	4,017	7,000	-2,983
5411810 · Conferences & Training	0	1,000	-1,000
Total 5400701 · Planning	6,990	13,700	-6,710
5410726 · Zoning			
5410704 · Land Division Processing Fees	1,175	1,700	-525
5410727 · Zoning ad.wage & expense	5,024	7,500	-2,476
5411727 · Zon Bd of Appeals Expense	0	400	-400
Total 5410726 · Zoning	6,199	9,600	-3,401
Total 5400700 · Planning & zoning	13,188	23,300	-10,112
5440000 · Public works			
5440846 · Road Improvements	39,166	40,000	-834
5440847 · Drains at large	54,834	54,834	-0
5440849 · Clean-up Day	3,117	2,500	617
5440852 · Street lighting	2,861	4,500	-1,639
Total 5440000 · Public works	99,979	101,834	-1,855
5500000 · Contingencies	0	500	-500
Total Expense	257,028	330,340	-73,312
Net Income	-28,702	0	-28,702

Bridgewater Township Sewer Operation Monthly Expenses

November 2021

Type	Date	Num	Name	Split	Amount
Nov 21					
Bill	11/30/2021		Chelsea Lumber Company	Supplies	89.45
Bill	11/30/2021		DTE Energy	Electricity	1,574.90
Bill	11/30/2021		Faust Sand & Gravel, Inc.	-SPLIT-	1,248.00
Bill	11/30/2021		Frontier	Phone Service	69.23
Bill	11/30/2021		Haviland	-SPLIT-	1,468.50
Bill	11/30/2021		Jon Way	Building & Grounds Maintenance	180
Bill	11/30/2021		Kennedy Industries	-SPLIT-	2,219.02
Bill	11/30/2021		Michigan AgriBusiness Solutions	Treatment Plant	3,106.82
Bill	11/30/2021		MISS DIG System, Inc.	Miss Dig Locator Service	1,127.79
Bill	11/30/2021		USIC Locating Services, LLC	Miss Dig Locator Service	23.19
Nov 21					<u>11106.9</u>

MEMORANDUM

TO: BRIDGEWATER TOWNSHIP BOARD OF TRUSTEES
FROM: LAURIE FROMHART, TOWNSHIP SUPERVISOR
RE: BOARD APPOINTMENTS
DATE: DECEMBER 2, 2021

Supervisor nominates the appointment of Gretchen Barr to the Planning Commission for a 3-year term ending December 31, 2024.

Supervisor nominates the reappointment of Mark Iwanicki to the Planning Commission for a 3-year term ending December 31, 2024.

Supervisor recommends the reappointment of Marcie Scaturo to the Farmland Preservation Board for a 2-year term ending December 31, 2023.

Kaiser Road Q-17-01-400-030

From: Laurie Fromhart (bridgewaterwpsupervisor@yahoo.com)

To: rodney@buildingplace.net

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

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

Rodney,

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

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

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

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

Respectfully,

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

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

From: Building Place (rodney@buildingplace.net)

To: bridgewaterwpsupervisor@yahoo.com

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

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

Laurie,

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

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

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

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

Respectfully submitted,

Rodney Nanney
Zoning Administrator

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

From: Laurie Fromhart (bridgewaterwpsupervisor@yahoo.com)

To: rodney@buildingplace.net

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

Rodney,

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

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

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

Shed and Address Issues on Kaiser Road

From: Jonathan Wright (jwright292@outlook.com)

To: bridgewaterwpsupervisor@yahoo.com

Cc: aakwright@outlook.com

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

Hi Laurie,

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

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

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

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

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

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

Thank you,

Jonathan and Alexandra Wright

BRIDGEWATER TOWNSHIP

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

October 30, 2021

Alexandra and Jonathan Wright
26830 Parkside Drive
Taylor, MI 48180

VIA EMAIL

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

Dear Alexandra and Jonathan Wright:

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

Summary of the circumstances

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

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

Administrative determinations

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

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

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

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

Respectfully submitted,

Rodney C. Nanney
Zoning Administrator

Mr.Nanney

From: Brenda Marion (bj.marion@gmail.com)

To: bridgewaterwpsupervisor@yahoo.com

Date: Friday, November 19, 2021, 11:38 AM EST

I have complained over the years about Nancy Hebb's dogs constant barking. There have been times I've been uncomfortable outside in my yard which is 1700 ft off road and a ways away from her property. Over the years I have sent Mr. Nanney emails and he has replied with not much interest in taking my complaints seriously. He said he has stopped by and heard no barking. He said when he talked to Nancy in the past she said feral cats upset her dogs. All day? He has told me that I should go talk to her and that no one else has complained. I talked to some of my neighbors and they didn't know they could do anything. I gave Mr.Nanney's email and sheets to submit complaints to Township Hall. I have not seen any dogs on her property in many, many years. I'm not trying to be difficult but after all these years of barking I'm wondering about the care of these dogs and that my concerns are being disregarded by Mr.Nanney.



Construction Contract

We herewith submit proposal for materials and labor to be supplied at the sole request and order of:

Bridgewater Township Hall
10990 Clinton Rd
Manchester, MI 48158
517-456-7728
734-223-2766-Laurie Fromhart

11-15-2021

PROJECT REF#21-Basement door and casing

Hereafter referred to as "OWNER" for work to be performed at premises set forth above, according to the following terms and specifications:

PAYMENT SCHEDULE

Payment(s) to be made as follows:

Deposit	\$ 494.00
Completion	\$ 494.00
Total	\$ 988.00

Plus any agreed upon extras

ALLOWANCE: Included in price above

-

EXCLUSIONS:

-

Financing fees, credit card purchases & loan processing

1. Credit card payments carry a 3% service charge on all transactions

The foregoing terms, specifications and conditions are satisfactory and are hereby agreed to. Michigan Building Specialties is authorized to do the work as specified and payment will be as outlined above. The owner, upon signing this agreement, represents and warrants that he/she is the owner of the premises, that he/she has read this agreement and will make payments as outlined above.

Client

Date

Client

Date

MBS

Date

You, the Owners, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

**See attached notice of cancellation form for explanation of this right. **



SCOPE OF WORK

General conditions

- Permits
- Site protection
- Safety setup

Door and additional exterior casing

Demolition

- Remove and dispose of existing door from the basement entryway
 - Includes removal of interior trim, jamb and external brickmold
 - Inspect opening for damage
- Remove the aluminum exterior casing from the front door

Door

- Install new Therma Tru Benchmark steel entry 6 panel outswing door to the opening
 - The door will be set in adhesives applied to the subfloor
 - Shim door for the proper spacing reveals
 - Install closed cellular insulation around door
- MBS will reinstall the existing handle and deadbolt to the new door

Exterior / Interior casings

- Install a custom bent aluminum casing to the new door covering the brickmold, includes caulking
- Install a custom bent aluminum casing to the existing front door, includes caulking
- Install new casings to the interior of the door matching the old trim style and covering the paint lines as close as possible

Clean up

- Clean up and haul away all our construction debris

Total Investment \$ 988.00



GUARANTEE The Contractor hereby guarantees that the work shall be free from defects in labor for the **LIFETIME** you the homeowner(s) own the property in which the project is constructed, this warranty is nontransferable to the next property owner. Materials warranted as specified by individual manufacturers and not by the Contractor. All materials are guaranteed to be as specified and to carry manufacturer's warranty. All work will be completed in a neat and workman-like manner, (conforming to and remedied as per the NAHB "Residential Construction Performance Guidelines"). In the event a dispute arises regarding satisfaction of workmanship, materials, and/or other, both parties agree to bind themselves over to arbitration by qualified arbitrator chosen by the Better Business Bureau and will abide by the findings and resolutions of that arbitrator.

INSURANCE The Contractor shall, at all times, carry the following insurance coverage: Public Liability (limit \$2,000,000) and Worker's Compensation (limit as set by law). The Contractor shall also require each of its trades people to carry liability insurance and Worker's Compensation, or, if the subcontractor is unable to carry Worker's Compensation, the Contractor shall require the subcontractor to be covered under Contractor's Worker's Compensation policy. **The Owner shall carry fire, tornado, and any and all other necessary property insurance on the above work.**

LIENS The Contractor shall promptly pay all sums owed to laborers, trades people, and material suppliers who supply labor and/or materials for the work and shall indemnify, hold harmless, and defend the Owner and the property on which the work is located from mechanic's and material supplier's liens.

BUILDING CODES All work performed under this agreement shall comply with applicable building codes. Any additional work required by the Building Department beyond the scope of this remodel agreement is not the responsibility of MBS, Inc if the customer desires MBS, Inc to perform the additional work, the work shall be done at an additional charge to the remodel agreement amount.

CHANGES The Owner may request changes in the work specified above. All Change orders will be in priced prior to work being done and agreed upon by the owner & Contractor. If the amount increases the contract total, this is payable on the next scheduled remodel agreement payment. There is a \$75.00 administrative charge per change order, which will be added to the change order amount. MBS, Inc does not recognize agreements made by the Owner with vendors and/or trades people on the job and the Owner is responsible for any and all costs associated with such agreements. All work that the customer has agreed to perform but which has not been performed by the customer according to agreement shall be performed by MBS, Inc at sixty-five dollars (\$65.00) per hour per worker.

INDEPENDENT CONTRACTOR The relationship of Owner and Contractor created by this agreement shall be that of independent contractors and not one of joint venture, partnership, or employment.

PAYMENTS The Owner agrees to pay any and all payments according to the payment schedule detailed in Section 1. Should said payment(s) not be made, or if satisfactory arrangements for payment have not been made, the Contractor reserves the right to stop all work until such time as payment is rendered or satisfactory payment arrangements have been made.

SUBSTANTIAL COMPLETION Substantial completion is defined as the point when the project has reached a "usable" state for the homeowner with only minor task to perform for completion.

FINANCE CHARGES Any remodel agreement payment or invoice amount not paid by the due date shall be considered delinquent and shall bear interest at the rate of one and one-half percent (1 1/2%) per month on the outstanding balance. If steps shall be taken, whether by suit or otherwise, to collect any sum including interest, which has become delinquent, the Owner agrees to pay all costs thereby incurred, including any reasonable collector's fees, attorney fees, and court costs.

CUSTOM HOMES & REMODELING

ANN ARBOR

ADRIAN

Client initials _____

www.4-mbs.com

Page 3 of 6



GENERAL ACKNOWLEDGEMENTS

EXISTING CONDITION We make no representation of existing conditions and assume no responsibility of condition for any of the Owners' equipment or other Owner items that may or may not be relocated or affected by our work, unless such conditions are caused by an act of negligence on our part.

HIDDEN DEFECTS It is acknowledged that hidden structural defects, faulty wiring, substandard plumbing, or other defective components of the existing house may need to be updated or replaced in order to properly complete the above-quoted work, and further acknowledge that the expense, if any, will be the responsibility of the property Owner.

DESTRUCTIVE INSPECTIONS We have made thorough visual inspections of the existing structure and have made our analysis of the building methods and locations of covered systems. We have not made destructive inspections (that is, removing floors, walls, sidings, or other coverings) to reveal possible unknowns. In the event of a discovery of an unknown element (not an oversight on our part), any additional costs involved shall be incurred by the property Owner.

UNDERGROUND INSPECTIONS It is unknown, by all parties, if any underground obstructions other than those stated in the text of this remodel agreement exist. If any such obstructions are found and must be removed from the site work area, the movement of which causes an increase in cost of the remodel agreement, then those costs shall be incurred by the property Owner. This provision shall not apply to anticipated roots of trees. It is acknowledged that there has been no soil stabilization test done on the subject site. If a test is requested by the Owner or the local authorities (for example, the Building Department), MBS, Inc shall have such a test performed by a licensed engineer. All costs involved in this testing shall be the responsibility of the property Owner.

CONCRETE All flatwork concrete will be placed on a compacted surface. Expansion joints, metal or saw cuts, will be placed as necessary, contingent upon existing conditions. Contractor assumes no liability for concrete cracking, flaking or separation caused by frost heaves, unstable soil or other reasons beyond contractor's control.

HEAVY EQUIPMENT & DELIVERIES It is acknowledged that MBS, Inc shall need to have heavy equipment and/or trucks accessing the sites to perform work, picking up and delivering material for the above-described work. The property Owner acknowledges this fact and releases MBS, Inc from liability for possible damage to landscape, sprinklers, driveways (e.g. cracking or sinking), or sidewalks where applicable.

ADVERTISING It is acknowledged that MBS, Inc shall install a yard sign to facilitate delivery of materials, as well as to advertise. MBS, Inc shall have the right to photograph its work and use the photographs for promotional purposes in brochures and in other advertising media. MBS, Inc shall not advertise customer names unless prior approval has been obtained from the customer. We shall add customer names to the current Customers List, to be provided to potential customers, on request, as references.

UTILITIES MBS, Inc has not included costs for electrical, water, sewage, gas or telephone. It is understood that MBS, Inc shall have full use of the Owners' utilities during the process of construction and that the Owner will bear the costs of those utilities above and beyond the remodel agreement price. Any long-distance, cellular or directory-assistance calls made by MBS, Inc will be reimbursed to the Owner.

MATERIALS SELECTION We ask that selections of paint, tile, vinyl, carpet, fixtures, and all other materials be provided within Thirty (30) days of authorizing this remodel agreement. Providing selections after Thirty days will extend the life of the project.



OTHER OWNER RESPONSIBILITIES As a homeowner, you can help ensure that your project goes smoothly by doing the following:

- A. Designate one person to be the Owner's point of contact. This person shall be kept informed of the job's progress and shall be provided answers to questions as they arise.
- B. Direct all questions to the MBS Project Manager and avoid trying to resolve questions or problems with workers, trades people, vendors, or other individuals on or off the job site.
- C. Make any and all changes to the original remodel agreement in writing and ensure that a "Change Order" form is completed and authorized before those changes are made.

MATCH EXISTING "Match as close as possible" Existing products on client's home with an age greater than one (1) year may not be available in the marketplace. MBS will match existing products (i.e. shingles, siding etc...) with the closest matching product available in the current marketplace. If existing products are still available in the current marketplace, then MBS will use such products.

OWNER SUPPLIED ITEMS All materials supplied by the Owner are to be on site by the specified date in the remodel agreement. It is the responsibility of the Owner to ensure that owner-supplied items are in a good and sufficient condition to be installed and that all necessary parts to install such items are present. The Owner bears all responsibilities pertaining to the condition, performance, and warranties of owner-supplied items. MBS, Inc shall install owner-supplied items "as is" and shall bear no responsibility, either explicit or implied, for the item or for its condition, performance, or warranty.

ALLOWANCES "Material allowance" covers the cost of the item(s) including all delivery charges to get the material on site. The Contractor will install the item(s). The cost of the installation will be included in the cost of the project and not in the allowance. "Labor and material allowance" means the allowance covers both the cost of the item(s) delivered to the site and installation of the indicated work. The labor charge to install the material has been based upon the materials being "as specified". "Material allowance" will be adjusted by comparing the actual invoice charge to the allowance dollars. If the "invoice" charge is greater than the allowance dollars you will receive a charge for the direct dollar difference. If the "invoice" charge is less than the allowance, then you will receive a credit applied to the "substantial completion" payment. If the material allowance dollar amount is **exceeded by 20%** or more, MBS, Inc reserves the right to adjust their labor installation charges for that material allowance.

Any alterations or deviation from above specifications & building plans involving extra labor and/or material costs will become an extra charge over the below-agreed amount. Agreements made with mechanics or subcontractors on the job are not recognized. No statement, arrangement or understanding expressed or implied not contained herein will be recognized. MBS is not responsible for delays due to back ordered materials or circumstances beyond our control



Notice of Right To Rescission

Notice to customer required by Federal Law

You have entered into a transaction on _____(date) which may result in a lien, mortgage, or other security interest on your home. You have the legal right under Federal law to cancel this transaction, if you desire to do so, without any penalty or obligation within three business days from the above date or any later date on which all materials disclosures required under the Truth in Lending Act have been given to you. If you so cancel the transaction, any lien, mortgage, or other security interest on you home arising from this transaction is automatically void. You are also entitled to receive a refund of any down payment or other consideration if you cancel this transaction, you may do so by notifying

Michigan Building Specialties, Inc.
1001 W. Beecher St.
Adrian MI 49221
517-265-2713

by mail or telegram sent no later than midnight of _____. You may also use any other form of written notice identifying the transaction if it is delivered to the above address not later than that time. This notice may be used for that purpose by dating and signing below

I hereby cancel this transaction.

Date

Customer signature

Receipt is herewith acknowledged of the foregoing NOTICE, the undersigned Customers having received copies thereof, this _____day of _____ 20____

X _____
Client

X _____
Client



November 24, 2021

Bridgewater Township
10990 Clinton Rd
Manchester, MI
Attn: Laurie Fromhart

Re: Bridgewater Township - Conversion of 18 Streetlights to LED

Based on your request, I have attached a cost estimate for the proposed 2022 streetlight conversion project. The total light count is 18 streetlights and reflects the following descriptions:

Overhead (OH) – DTE Owned and Maintained Street Lights on Wood Poles

- 1 - 175 watt Mercury Vapor to 58 watt LED
- 15 – 100 watt High Pressure Sodium to 58 watt LED
- 2 – 250 watt High Pressure Sodium to 136 watt LED

Below please find the estimate breakdown for this project. The costs are based on the Option 1 Municipal Street Light rate - DTE Energy owned and maintained. The rate requires the customer pay a portion of the construction cost. The following information outlines the street lighting installation.

Estimate Breakdown

Project Cost	\$4,444.00
Less DTE Labor Contribution	(\$65.00)
Total Upfront Cost	\$4,379.00
EO Rebate Issued After Construction	\$355.00
Final Cost to Convert after Rebate	\$4,024.00
Current Annual Invoice	\$4,159.80
Future Annual Invoice	\$3,271.92
Annual Savings	\$887.88
Payback	4.53 years

The breakdown above is based on internal data and may vary. Field verification by DTE of streetlight locations will be conducted. The data obtained from field verification will determine exact project costs.

An authorized signature on the Municipal Street Lighting Master Agreement and the payment contribution will be our notification to begin final design and construction scheduling.

Please feel free to contact me if you have any questions at 734-309-2937.

Sincerely,
Brandon R. Faron
Brandon R. Faron
Account Manager
DTE Energy - Community Lighting

Fw: Horses, 12727 Hogan Rd.

From: Gretchen Barr (gretchen.barr@yahoo.com)

To: dave.horney@tetrattech.com; cmessing1@yahoo.com; rmiwanicki@hotmail.com; gmlawncare@yahoo.com

Cc: bridgewaterwpsupervisor@yahoo.com

Date: Sunday, November 21, 2021, 09:01 PM EST

Dear Bridgewater Planning Commission -

Based on the attached email conversation with Rodney Nanney, my review of the relevant information he provided, and my understanding of the space requirements for animals, I would like to request a review of the township regulations which govern housing horses and dogs, specifically the following sections:

Section 5.105 Kennels

Section 5.108 Private Riding Arenas and Boarding Stables

Section 5.109 Public or Commercial Riding Stables.

None of these sections places a specific limit on the number of animals allowable on the property. For my personal observation, although I support the mission of Two Wild Hearts Sanctuary, the usable acreage on that site is limited, and although the animals under the mission of the organization are intended to be on-site only a short time until they are placed in a new home, in the last two weeks, the Sanctuary has added at least 6 additional horses on top of the already 6 or more horses it was managing. The paddock up front has a large pile of manure in it, and very little grazing area. Passing off manure concerns to the state under the GAAMP as Rodney has, may be a legitimate defense, but it is then a problem of the townships creation, through its lack of regulating the number of animals able to be maintained on the property. The same could be said of dogs barking at a kennel or creating other nuisances.

Further, if a public or commercial riding stable requires 20 acres, why would a private riding arena and boarding stable not require the same? Or at least for each of these, some limit on the number of animals based on the available acreage. It would seem to me common sense that defining and limiting the number of animals in a consistent way across these sections should be done.

I was also unable to find any specific reference to minimum acreage requirements for keeping horses for private use. In the previous zoning ordinance, there was an acreage requirement. Has this been removed? Horses are large animals and typically require 2 acres per animal. I am surprised that Bridgewater Township with its historic focus on rural character and agriculture has not taken this into account and it concerns me that it could create misunderstandings, and conflicts between neighbors and with the Township.

Your review and consideration is appreciated.

Gretchen Barr
12119 Hogan Rd
Clinton MI 49236
734.678.3996
gretchen.barr@yahoo.com

----- Forwarded Message -----

From: Building Place <rodney@buildingplace.net>

To: G Barr <gretchen.barr@yahoo.com>

Sent: Wednesday, November 17, 2021, 12:58:41 PM EST

Subject: Re: Horses, 12727 Hogan Rd.

Here is the direct link to the webpage for the current Zoning Ordinance:

<http://www.twp-bridgewater.org/Resources/Zoning-Ordinance>

Regards,

Rodney Nanney

On Nov 17, 2021, at 12:18 PM, Building Place <rodney@buildingplace.net> wrote:

Who is the "they" you are referring to in your email?

The 2007 ordinance has not been in effect for many years. The current Zoning Ordinance No. 67 is normally available on the Township website under Resources. However, when I just tried it there was an error. I will let the Clerk know about it.

What I gave you is the section that governs what they are doing.

Regards,

Rodney Nanney

On Nov 17, 2021, at 8:47 AM, G Barr <gretchen.barr@yahoo.com> wrote:

Hello Rodney-

I can fully appreciate that the internet information may be incorrect.

However, they do refer to the township zoning ordinances. Specifically the 2007 version is referenced: pages 192 – 193, and section 1226 page 123 of document.

I do not see the zoning ordinance on the township website. How would I obtain a copy of the latest version?

Sent from my iPhone

On Nov 17, 2021, at 7:39 AM, Building Place <rodney@buildingplace.net> wrote:

Dear Gretchen Barr:

There is no animal per acre limit that applies to this activity. The county does not have a regulatory role with regards to these agricultural activities.

If you are concerned about overcrowding or unsafe conditions for the horses, the state GAAMP standards would apply. Any concerns about that should be addressed to the state Department of Agriculture.

Regards,

Rodney Nanney

On Nov 17, 2021, at 6:34 AM, G Barr <gretchen.barr@yahoo.com> wrote:

I did find a couple of references in the internet that Bridgewater requires 5 acres for a horse, with one additional horse per acre. Is that so? If true, what is the maximum number of horses allowed at one time at Wild Hearts? For 10 acres, my calculation would be 6 horses.

Sent from my iPhone

On Nov 17, 2021, at 6:29 AM, G Barr <gretchen.barr@yahoo.com> wrote:

Thank you Rodney. I am heartened that they are working within township ordinances. However, I do not see anything either with the township or at the state level that puts a limit on the number of horses for a given area. I am surprised by that and will explore it further. Typically there is an acreage requirement. Perhaps it is at the county level.

Their intentions are good but as they get more active and have more horses they need to be mindful of the impacts.

Sent from my iPhone

On Nov 16, 2021, at 11:09 PM, Rodney Nanney <rodney@buildingplace.net> wrote:

Dear Gretchen Barr:

The owners have received zoning approval for the operation, based on compliance with the requirements of Section 5.108, which is attached. When I have been by the property to check in, I have not observed any violations. If you believe that they are in violation of a standard of this Section, please let me know. Pictures can be very helpful if you do file a complaint, since there are areas of this property that are not easily visible from the public right-of-way. It would also be helpful to have written permission from you to come on to your property for the purpose of investigating the complaint and observing any violation. An email to this effect would be fine.

If you are concerned that the operation is not being maintained in conformance to the Michigan Dept. of Agriculture's Generally Accepted Agricultural Management Practices (GAAMPs), please contact the Dept. of Agriculture's enforcement division. Here is a link to their complaint form, which can be filled out and sent via email to the agency:

https://www.michigan.gov/documents/mdard/RTF_Web_Complaint_Form_672221_7.pdf

Regards,

Rodney C. Nanney, AICP
Building Place Consultants
community planning, zoning, and economic development advisory services
office: (989) 492-0540 or (734) 483-2271
rodney@buildingplace.net

On Tue, Nov 16, 2021 at 8:58 PM G Barr <gretchen.barr@yahoo.com> wrote:

Hi Rodney-

Please advise the ordinance and requirements for horses. I'm concerned that my neighbors, who are operating a horse rescue and rehoming program are housing too many horses in too small a space. There is a large pile of manure in the front paddock area, and they have recently increased their activity for rescuing horses. I know they have applied for non-profit status. Not sure if that makes a difference. Two Wild Hearts Sanctuary, 12727 Hogan Rd.

How do I have this looked into?

Gretchen Barr 12119 Hogan Rd

Sent from my iPhone

<Section 5-108 Private Riding Arenas and Boarding Stables.pdf>

Hogan Road "Improvements" and Nancy Hebb's dogs

From: Gretchen Barr (gretchen.barr@yahoo.com)

To: bridgewaterwpsupervisor@yahoo.com

Date: Sunday, November 21, 2021, 09:13 PM EST

Hi Laurie -

Two additional topics I wanted to share with you:

First, while I'm thrilled that Hogan Road recently had some improvements, I'm dismayed that the road already is showing pock marks, and starting to break down. Also the sides/shoulders drop off very sharply and are a safety hazard in normal conditions, let alone under adverse conditions. I am not an expert, but it seems to me that this shouldn't be happening so soon, and we will likely be back to the same conditions we started with in a very short time. The rest of Hogan Road is just as bad as the section that was done, so I would please request that plans/funds are allocated to continue what has been begun and to do it in a way that is higher quality and will last.

Second, I had a brief conversation with Brenda Marion about Nancy Hebb's dogs, and I will add my voice to hers about being concerned about both her and the dogs. There is definitely barking at all times of the day and night. There was an episode a few weeks ago where the dogs were barking non-stop in the middle of the night. Not "alarm" barking, but bored "nuisance, pay-attention-to-me" barking. There are definitely multiple dogs. I never see them outside, and I know that it is getting very challenging for Nancy physically, and perhaps mentally, to keep things up. Now that it is getting colder, my windows are closed most of the time, so the barking isn't as bothersome, but that doesn't mean the problem has gone away. In fact with winter coming on, if there are underlying issues with the dogs, these may get worse. If there is anything the Township can do - perhaps check on the number of dogs to see if they qualify for a kennel, I would appreciate it. I am also planning on calling the humane society, or some other organization that can do a wellness check on the dogs.

Thank you,

Gretchen Barr
12119 Hogan Rd
Clinton Michigan 49236
734.678.3996
gretchen.barr@yahoo.com



STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

GRETCHEN WHITMER
GOVERNOR

ORLENE HAWKS
DIRECTOR

Hansen Farm Land Trust,
Petitioner,

MICHIGAN TAX TRIBUNAL

v

MOAHR Docket No. 19-002233

Bridgewater Township,
Respondent.

Presiding Judge
Steven M Bieda

ORDER GRANTING PETITIONER'S MOTION FOR RECONSIDERATION

CORRECTED FINAL OPINION AND JUDGMENT

On September 15, 2021, Petitioner filed a motion requesting that the Tribunal reconsider the Final Opinion and Judgment entered in the above case on August 25, 2021. In the Motion, Petitioner states that the taxable value of Parcel No. Q-17-11-400-004 should be \$357,860, not \$500,210.

The Tribunal has considered the Motion and the case file and finds that Petitioner has demonstrated a palpable error relative to the Final Opinion and Judgment that misled the Tribunal and the parties and that would have resulted in a different disposition if the error was corrected.¹ Parcel No. Q-17-11-400-004 had a taxable value of \$146,983 in 2018 and Respondent's witness acknowledged at the hearing that the square footage of the office building on that property was corrected in 2018. As such, the only addition to taxable value that is permitted under MCL 211.27a is the newly constructed storage building. The Tribunal found that Petitioner's appraisal report, which valued the new building at \$414,700, provided the best evidence of true cash value or "usual selling price" within the meaning of MCL 211.27 for the tax year at issue. The property's 2019 TV is therefore properly calculated as follows: 2018 TV of \$146,983 x 2019 Inflation Rate Multiplier of 1.024 = \$150,510 + \$207,350 = \$357,860. Therefore,

The property's true cash value (TCV), state equalized value (SEV), and taxable value (TV), as established by the Board of Review for the tax year at issue, are as follows:

Parcel Number: Q-17-11-400-004

Year	TCV	SEV	TV
2019	\$2,028,800	\$1,014,400	\$500,210

¹ See MCR 2.119.

Parcel Number: Q-17-11-400-005

Year	TCV	SEV	TV
2019	\$98,600	\$49,300	\$17,380

The property's final TCV, SEV, and TV, for the tax year at issue, are as follows:

Parcel Number: Q-17-11-400-004

Year	TCV	SEV	TV
2019	\$859,870	\$429,935	\$357,860

Parcel Number: Q-17-11-400-005

Year	TCV	SEV	TV
2019	\$62,720	\$31,360	\$17,380

IT IS SO ORDERED.

IT IS FURTHER ORDERED that Petitioner's Motion for Reconsideration is GRANTED.

IT IS FURTHER ORDERED that the officer charged with maintaining the assessment rolls for the tax year(s) at issue shall correct or cause the assessment rolls to be corrected to reflect the property's true cash and taxable values as provided in this Corrected Final Opinion and Judgment within 20 days of entry of this Corrected Final Opinion and Judgment, subject to the processes of equalization.² To the extent that the final level of assessment for a given year has not yet been determined and published, the assessment rolls shall be corrected once the final level is published or becomes known.

IT IS FURTHER ORDERED that the officer charged with collecting or refunding the affected taxes shall collect taxes and any applicable interest or issue a refund within 28 days of entry of this Corrected Final Opinion and Judgment. If a refund is warranted, it shall include a proportionate share of any property tax administration fees paid and penalty and interest paid on delinquent taxes. The refund shall also separately indicate the amount of the taxes, fees, penalties, and interest being refunded. A sum determined by the Tribunal to have been unlawfully paid shall bear interest from the date of payment to the date of judgment, and the judgment shall bear interest to the date of its payment. A sum determined by the Tribunal to have been underpaid shall not bear interest for any time period prior to 28 days after the issuance of this Corrected Final Opinion and Judgment. Pursuant to MCL 205.737, interest shall accrue (i) after December 31, 2013, through June 30, 2016, at the rate of 4.25%, (ii) after June 30, 2016, through December 31, 2016, at the rate of 4.40%, (iii) after December 31, 2016, through June 30, 2017, at the rate of 4.50%, (iv) after June 30, 2017, through December 31, 2017, at the rate of 4.70%, (v) after December 31, 2017, through June 30, 2018, at the rate of 5.15%, (vi) after June 30, 2018, through December 31, 2018, at the rate of 5.41%, (vii) after December 31, 2018 through June 30, 2019, at the rate of 5.9%, (viii)

² See MCL 205.755.

after June 30, 2019 through December 31, 2019, at the rate of 6.39%, (ix) after December 31, 2019, through June 30, 2020, at the rate of 6.40%, (x) after June 30 2020, through December 31, 2020, at the rate of 5.63%, (xi) after December 31, 2020, through December 31, 2021, at the rate of 4.25%.

This Corrected Final Opinion and Judgment resolves the last pending claim and closes this case.

APPEAL RIGHTS

If you disagree with the final decision in this case, you may file a motion for reconsideration with the Tribunal or a claim of appeal with the Michigan Court of Appeals.

A motion for reconsideration must be filed with the Tribunal with the required filing fee within 21 days from the date of entry of the final decision. Because the final decision closes the case, the motion cannot be filed through the Tribunal's web-based e-filing system; it must be filed by mail or personal service. The fee for the filing of such motions is \$50.00 in the Entire Tribunal and \$25.00 in the Small Claims Division, unless the Small Claims decision relates to the valuation of property and the property had a principal residence exemption of at least 50% at the time the petition was filed or the decision relates to the grant or denial of a poverty exemption and, if so, there is no filing fee. You are required to serve a copy of the motion on the opposing party by mail or personal service or by email if the opposing party agrees to electronic service, and proof demonstrating that service must be submitted with the motion. Responses to motions for reconsideration are prohibited and there are no oral arguments unless otherwise ordered by the Tribunal.

A claim of appeal must be filed with the Michigan Court of Appeals with the appropriate filing fee. If the claim is filed within 21 days of the entry of the final decision, it is an "appeal by right." If the claim is filed more than 21 days after the entry of the final decision, it is an "appeal by leave." You are required to file a copy of the claim of appeal with filing fee with the Tribunal in order to certify the record on appeal. The fee for certification is \$100.00 in both the Entire Tribunal and the Small Claims Division, unless no Small Claims fee is required.

By  _____

Entered: October 14, 2021
ejg

PROOF OF SERVICE

I certify that a copy of the foregoing was sent on the entry date indicated above to the parties or their attorneys or authorized representatives, if any, utilizing either the mailing

or email addresses on file, as provide by those parties, attorneys, or authorized representatives.

By: Tribunal Clerk

IT Right And VC3 Join Forces!

From: IT Right (management@itright.com)

To: bridgewaterwpsupervisor@yahoo.com

Date: Wednesday, November 17, 2021, 01:29 PM EST

[View this email in your browser](#)



I am very excited to announce that we are joining forces with VC3!

IT Right is joining forces with VC3, the nation's leading provider of technology solutions to local government ([press release here](#)). When we met Sandy Reeser (CEO VC3) through industry and conference connections last spring, we quickly compared notes. At first, IT Right and VC3 thought we could help each other serve municipalities better by sharing processes, technologies, and tips. Still, it quickly became apparent that we could serve more municipalities (and do a better job) together than we could separately.

So today, we are excited to share that IT Right has been acquired by VC3. Our organizations have a common purpose. We use similar standards, processes, and tools to accomplish our mission. We understand each other almost as well as we understand our common customers. Further, this transaction will recapitalize IT Right and allow us to add services and extend farther into the Great Lakes region. This merger is a strategic decision aimed at serving our municipalities better than we otherwise could have.

What will NOT change.

- Our People
 - All IT Right staff will remain



- Founded in 1994

- You will be serviced by the same MI-based team of technicians
- Dan, Randy and Jarud will continue to run IT Right
- We intend to accelerate hiring as we expand into neighboring states
- Our Culture
 - We strive to improve
 - We love to learn
 - We are here to serve
- Your Pricing
 - All recently signed contracts will be honored in both price and term
 - Beyond your current contract we will continue to strive to provide the best value in the local government space

What we are excited WILL change.

- More talented technicians at your service
- Faster Localized Response Times
- 24x7 Help Desk Availability
- Extended Security Monitoring
- Additional Services
 - Phone Systems
 - Websites
 - Custom Programming

- Sandy Reeser (CEO)
- HQ in Columbia SC
- 190+ Employees
- 400+ Local Governments
- Services Municipalities in 18 States
- CJIS Certified
- 24x7 Help Desk
- Culture of Service and Learning
- Colors Blue and White



- Founded in 1998
- Dan Eggleston (Founder)
- HQ in Bath MI
- 40+ Employees
- 550+ Local Governments
- Services Municipalities mostly in Michigan
- CJIS Certified
- BS&A Software Endorsed
- Culture of Service and Learning
- Colors Blue and White

If you have questions or concerns about this transaction or your current IT Service feel free to email management@itright.com

[View this email in your browser](#)



Your Website Hosting is Changing

To our website customers:

For many years now IT Right has been able to provide a low-cost basic website hosting service for local government. While website hosting has never been our primary focus, it was a service we felt we could provide. For around two years now we have been turning away new website customers, as well as website refreshes, while we focus on the changing Cyber-Security landscape. Along the way we began recommending a couple of different firms to those who needed/wanted website work done. Among those, it quickly became apparent that one firm was best suited to creating and maintaining DNN and WordPress websites (the software that runs your sites).

As such, I am thrilled to **announce a partnership with Shumaker Technology Group (STG)**. Kyle Shumaker and his team are a Lansing based firm focused on government Website Development and document imaging. They have website resources that we do not, like dedicated graphic design artists and programmers. We have recommended STG multiple times and have had nothing but accolades from our common customers.

The transition to this new arrangement will work as follows.

- First things first, you do not need to do anything. This is all just informational to you.
- You will not be required to upgrade or convert your website. STG will support it as is. However, STG is happy to assist with any upgrades that you may desire at very reasonable rates.
- Your renewal costs will stay the same, \$500/year hosting fee. STG has committed to this for at least one renewal cycle.
- Over the next couple of months your sites will be migrated to STG's hosting facility.

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- Beginning in May STG will join IT Right in supporting you with your updates and postings.
- IT Right will work with STG on any tickets created through IT Right.
- Beginning in June, your renewal bills will be coming from STG (But will remain \$500/Year)
- STG will quote and handle any requests to refresh/create a new site for you.
- An STG Representative will reach out on the coming weeks to introduce themselves.

With increasing pressures for ADA compliance, mobile compatibility, and other feature requests there are substantial changes in this field that IT Right is not best prepared to handle. We believe that we have found a partner in STG that is a remarkable fit to fill those needs now and in the future. We are dedicated to making this transition as seamless and positive as possible. If you have questions or concerns about any of this, feel free to contact us at management@itright.com.

Thanks
Management.



Shumaker Technology Group (STG) is located at
3721 W. Michigan Avenue Lansing MI 48917.

Phone 517.325.3121

<https://shumakergroup.com>

info@shumakergroup.com



Sewer Committee Meeting 11/08/21

From: John Kosmalski (johnkosmalski@gmail.com)

To: bridgewaterwpsupervisor@yahoo.com

Date: Tuesday, November 9, 2021, 12:00 PM EST

Greetings,

I write to confirm the discussion at last night's Sewer Committee Meeting meeting.

The committee met at 6:00 pm at the Township's wastewater plant on Kaiser Rd. The plant operator gave us a description of several areas of concern regarding back up pumps and replacement parts necessary to have on hand, in the event of failure or breakdown.

The items included equalizing , aspiration and decanting pumps and pump motors. The discussion may have included other pumps and motors. In addition, sludge tank #1 needs a new pump and aspirator assembly. This tank also needs a deep cleaning which presently is difficult to do because of the current pump and piping configuration.

The electrical room needs a spare motor starter.

Two of the spruce trees need to be pruned to allow for better access to the steps leading to the plant. This is important for sludge hauling and delivery of replacement equipment and parts.

The driveway needs to be improved to allow trucks easier access to the plant. When the county regraded and added gravel, they raised the road to the point that trucks have difficulty getting back on the road. This needs to be looked into because it may require adding a culvert pipe over the driveway.

The steps leading to the plant are deteriorating somewhat and need to be watched. Possible replacement will be made in the future.

The Ultraviolet light channel is in need of replacement or repair.

Exterior lights are not working at this time. Some investigation is needed.

There was discussion of whether or not we have digital copies of "as built" drawings. The committee emphasized the need to have good drawings and an organized office to keep track of things. There is a need for a file cabinet . The committee could be involved

in this organization without putting more work on the operator.

Summary:

The committee believes that the plant should have sufficient backup pumps and supplies to cover a breakdown. The finances of the operation are sufficient that we are able to afford those items addressed at the meeting. The operator is advised to proceed with cost estimates which will be presented to the Township Supervisor.

Feel free to correct or add to my assessment of the meeting last night.

Regards,

John Kosmalski

Township Insights 11.19.2021 | Weekly legislative and news update from the Michigan Townships Association

From: Michigan Townships Association (jenn@michigantownships.org)

To: bridgewaterwpsupervisor@yahoo.com

Date: Friday, November 19, 2021, 06:49 PM EST

Michigan Township **INSIGHTS**

November 19, 2021

Infrastructure Investment and Jobs Act signed

This week, the bipartisan federal Infrastructure Investment and Jobs Act was signed by President Biden, which will provide billions of dollars to Michigan for investments in our infrastructure, including roads, bridges, high-speed internet, electric vehicles and the Great Lakes. The state is expected to receive funding from the \$1 trillion federal infrastructure five-year measure as soon as spring 2022. Highlights of the legislation include:



- **Roads and bridges**—Michigan will receive an estimated \$7.3 billion to fix roads and \$563 million for bridge replacement and repairs over five years.
- **High-speed internet**—Michigan will receive a minimum allocation of \$100 million to help provide high-speed internet coverage across the state, including access for nearly 400,000 residents who current lack access.
- **Water infrastructure**—Michigan is expected to receive \$1.3 billion to improve water infrastructure, including replacement of lead service lines and to address groundwater contamination from "forever chemicals," such as PFAS.
- **Electric vehicle (EV) charging infrastructure**—Michigan is expected to receive \$110 million to support the expansion of an EV charging network for investment in the state.
- **Public transit**—Michigan is projected to receive a 30% increase over five years to improve sustainable public transportation options across the state.
- **STORM Act**—Funding of \$500 million for mitigation projects to reduce natural disaster risks, including shoreline erosion, rising water levels and extreme flooding was included to fund the Safeguarding Tomorrow through Ongoing Risk Mitigation (STORM) Act.



MTA ONLINE

lets your entire township get the education you need, anytime, anywhere, at your convenience.

MTA's Online Learning Center is brought to you in part by [Michigan CLASS](#)

MTA Training Opportunities

****Dec. 10 Now You Know** provides legislative insights, click [here to register now!](#) New on-demand training available, use the links below to learn more:

****Professional Development Retreats** for every office (and your P&Z team)

****UP North Summit** boasts 12 sessions for one low

Bridgewater Township

Zoning Administrator Report

November 2021

During this period, the following applications were received, reviewed, and acted upon. Also included is a summary of ordinance enforcement and administration activities:

Zoning Compliance Certificates and Administrative Site Plan Approval:

1. **Zoning Compliance Certificate – Felts (10801 Fisk Rd.).** Application for after-the-fact zoning approval for an addition to an existing detached accessory structure/pole barn constructed without permits. Approved.

Addressing Assignments and Administrative Determinations:

None this month.

Ordinance Enforcement:

2. **10801 Fisk Rd. (Felts) – Building construction without permits.** Construction activity noted on this parcel, for which no permits had been secured. The owner responded promptly to the notice of violation by submitting the required zoning permit application and confirming that he would contact the Building Official regarding building permit requirements. The Western Washtenaw Construction Authority was notified of the violation and the subsequent zoning permit approval.

3. **Gerken Materials, Inc. Gravel Pit. – Complaint received about excessive noise.** Complaint received just before Thanksgiving from a Hogan Rd. neighbor of the Gerken Materials extraction operation about a high-pitched hum emanating from the pit area. I notified the site superintendent and Mandy Gerken Snyder from Gerken Materials of the complaint and requested a review of the equipment and a response from the superintendent.

A similar noise complaint from a Willow Rd. neighbor a few years ago turned out to be generated by a poorly-placed on-site generator that was easily resolved by relocating the equipment. During recent site visits in the area I have not witnessed any noise from the pit, but most of these visits have taken place outside of the pit's normal business hours. Additional follow up is planned.

4. **12727 Hogan Rd. – Keeping of horses.** An enquiry was received about Township ordinance standards for keeping of horses and the possibility of an ordinance violation on a neighboring property. After responding to the person, I learned that they were specifically concerned about the property at 12727 Hogan Rd, and that the neighbor was referencing the former Zoning Ordinance No. 26 standards, which predate amendments to the state Right to Farm Act and establishment of the state Dept. of Agriculture's Generally Acceptable Agricultural Management Practices (GAAMPs) that partially pre-empt local zoning authority over recognized agricultural and animal husbandry activities.

The former Zoning Ordinance included per-acre limits on the number of horses allowed on a parcel. These standards were superseded by the state's GAAMP standards, as confirmed in the equivalent provisions of our current Zoning Ordinance No 67. During a recent site visit, no violations of the approved zoning permits for the subject parcel or the standards of Section 5.108 (Private Riding Arenas and Boarding Stables) were observed.

5. **8232 Boettner Rd. – Inoperable vehicles and junk stored outside.** The occupants responded to the initial notice of violation about multiple junk and inoperable vehicles, campers, boats, boat trailers, and junk stored in the yard by making some improvements. During a recent site visit, I noted that there was still a vehicle parked on the front lawn and multiple junk vehicles stored outside in violation of the residential parking standards of the Zoning Ordinance and Ord. No. 37 (Junk). The occupants responded to the second notice of violation with a request for some additional time.

Ordinance Administration and Other Items of Interest:

6. **Telephone calls and emails.** During this period, I received telephone calls and emails regarding addressing, private road standards, and Zoning Ordinance standards for private stables, tree farms, land divisions, residential lot width/road frontage, removal of equipment from a cell tower, and new home and pole barn construction. I also forwarded word to the Clerk that the Township website's link to the Zoning Ordinance documents was not working correctly, and received word shortly thereafter that the problem was corrected.

Respectfully submitted,

Rodney C. Nanney
Zoning Administrator

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
MONDAY 7 PM November 15, 2021
BRIDGEWATER TOWNSHIP HALL
10990 CLINTON RD.

MINUTES

- I. CALL TO ORDER – Meeting called to order at 7:22 PM
- II. ROLL CALL AND DETERMINATION OF A QUORUM – Present: Horney, Barbu, and Oliver. Iwanicki and Messing absent. Quorum present
- III. REVIEW AND APPROVE AGENDA – Moved Horney, second Oliver.
Approved by unanimous voice vote.
- IV. APPROVAL OF MINUTES –
 - A. October 11, 2021 Planning Commission meeting
Moved by Horney, second Oliver. Approved by unanimous voice vote.
- V. CITIZEN PARTICIPATION –
None
- VI. PUBLIC HEARINGS - none
- VII. OLD BUSINESS -
Horney thanked those present and absent for their effort on the solar ordinance over the past year. Some discussion of what would need to change to cause PC to reopen/revisit this issue.
- VIII. NEW BUSINESS -
 - A. Further ordinance/master plan revisions
Discussion regarding the existing ordinance and master plan. Master plan to be revisited with discussion of its content . No intention to revise at this time. Nanney

walked through process to make changes to master plan. Nanney to get hard copies to those needing them (Barbu, Oliver, Messing)

IX. COMMUNICATIONS

A. Zoning Administrators Report

Nothing to add since submitted

B. Trustees Report -

Oliver mentioned trustees vote on solar ordinance.

X. INFORMATIONAL ITEMS – Mr. Nanney mentioned short term rental bill HB4722 passed house and would move to senate

XI. PUBLIC COMMENT -

None

XII ADJOURNMENT – Moved to adjourn Horney, support Oliver, Meeting adjourned at 8:41 PM by unanimous voice vote.

Next meeting is December 20, 2021.



Washtenaw County Broadband Task Force

Established by the Washtenaw County Board of Commissioners

Working to Achieve Countywide Broadband Equity by 2022



VIRTUAL Meeting Agenda

Thursday, October 21, 2021

8:00 – 9:00 A.M.

- I. Call to Order | Introductions / Roll Call
Chair Fuller called the meeting to order at 8:00 am

Present:

Ann Arbor Township
Augusta Township
Bridgewater Township
Dexter Township
Freedom Township
Lyndon Township
Manchester Township
Northfield Township
Saline Township
Scio Township
Sharon Township
Sylvan Township
Webster Township
Commissioner Shannon Beeman
Commissioner Jason Maciejewski
Comcast
Library Representative
Vice-Chair
Chair

Diane O'Connell
Belynda Domas
Don Stein
Karen Nolte
Valisa Bristle
Gary Munce
Lisa Moutinho
L.J. Walter
Gary Pirkola
Alec Jerome
Barb Fuller
Amanda Nimke Ballard
John Kingsley
District 3
District 1
Kyle Mazurek
Melanie Bell
Ben Fineman
Barbara Fuller

Others Present:

Gregory Dill
Chris Scharrer
Kim Rickett
Joe Kelly
Jared Mauch

Washtenaw County Administrator

- II. Approval of the Agenda
Motion to approve the agenda as presented, G. Munce, supported by J. Kingsley
Unanimous approval

- III. Approval of September 16, 2021 Meeting Minutes
Motion to approve the September 16, 2021 meeting minutes as presented:
J. Kingsley, supported by G. Munce
Unanimous approval
- IV. Update
Broadband Gap-Fill Initiative
Gap filling awards being done on a township by township basis, negotiations underway.

The county has added an attorney specializing in this type of work – Michael Watzka

More info will be provided at next month's meeting.

An RFP has been issued for a project manager (#8215), closes at 10am on Friday, October 22. Purpose is to provide oversight and help the BBTF/County to achieve the goal of countywide broadband in the most economical, expedient way possible. (Note: The project manager is for the gap filling efforts only, not RDOF or CMIC)

Commissioner Maciejewski asked township representatives to encourage their residents utilize the 'Contact Us' on the BBTF page, especially if they're unsure of which funding model will serve them.

G. Munce asked the group to consider ways to share information with residents about the various programs, timelines, etc. Perhaps FAQ's? He added that the Chelsea District Library could work with us to share educational/informational opportunities with their membership.

J. Kingsley suggested a press release, when the time is right.

L.J. Walter agreed – additionally, post flyers in libraries, senior centers, etc.

Chair Fuller suggested a flyer for winter tax bills, Cmsr. Maciejewski, a one pager on the BBTF website. D. O'Connell said they'd be happy to put information in their newsletter.

- V. Action Items
 - A. 2022 Meeting Schedule
 - i. March 17, July 21, Oct 20

Note: The Broadband Task Force sunsets Dec 31, 2022

Motion to adopt the 2022 Broadband Task Force meeting schedule as proposed, Stein, supported by Bristle.

Unanimous approval of 2022 BBTF meeting schedule.
- VI. New Business
 - A. Township Video Service Franchise Agreement
 - B. Township Metro Act Permit

Chair Fuller asked townships to research if they have existing agreements, and if so, please advise.
- VII. Old Business
 - None

VIII. Township Updates

Chair Fuller asked L.J. Walter how the Northfield Township broadband build-out plan is going. LJ has nothing new to share, National Fiber has presented and agreement to the township, but it is still in the hands of their attorney. Chair Fuller advised LJ that the BBTF is proceeding with gap filling as if there is a need for it in Northfield Township. LJ agreed, parallel paths is best.

IX. Public Comment

No public comment

X. Announcements

Valisa shared that Freedom Township had to get a remote server in order to conduct daily business, hold elections.

Karen Nolte asked how the BBTF is planning to manage the '1-offs', that is , existing homes that are unintentionally missed or future construction. Ben stated that we are exploring the best way to build contingency into contracts so no homes are missed. Future construction is an issue that will need to be addressed through other avenues.

Commissioner Beeman reinforced the need for a '1 pager' that outlines the various paths our residents will be receiving broadband coverage.

Administrator Dill thanked the group for their work and reminded them how supportive the County is of this initiative. Chair Fuller thanked the Administrator and asked him to extend our thanks to his team, too.

XI. Adjournment

Motion to adjourn, Beeman, supported by Walter
The meeting adjourned at 8:50 a.m.

NEXT MEETING: Nov 18, 2021 @ 8:00-9:00AM – Zoom format