

December 11, 2006
Bridgewater Twp Planning Commission
Minutes of Regular Meeting and Public Hearing

Call to order: 7:40 by M. Bisco

Role Call: John Porter; Mark Iwanicki; Mike Bisco; Randy Klager; David Faust; David Woods; Glenn Burkhart. Let it be shown that Glen Finkbinder is on role call, but has resigned from the PC. All present, plus 2 vacancies.

Also present: Jolea Mull, Township Supervisor; Henry (Dusty) Jordan; Laurie Fromhart; M. Beck; Chip Tokar (SMR); Carol Peacock; Derrick Niethammer; Jim Fish; Greg Hodges; Marcus McNamara

Review the Agenda:

Additions:

Bisco: Need to elect interim secretary to fill remainder of Glen's term.

Porter-wants to add thanks to Glen for serving on township PC.

Motion to accept agenda by Porter, supported by Faust. Passed unanimously.

Review minutes of 11-13-06 meeting:

Corrections on pg 3 T-mobile. 1st sentence should read Utility Instrumentation Service

Pg. 4 fourth item up from bottom, zoning officer/ should read building code official.

Motion to accept minutes with corrections moved by Faust supported by Burkhart. Passed unanimously.

Public comment:

Carol Peacock- moving forward on applications to send to state. Farmland preservation board meetings will be February 16 and 12-12. Materials and letters of commitment will be gathered for application. Applications: Ahrens (McCollum and US12), Johnson (Austin), and Wilkin, 1st alternate Vershum across from twp hall. Second alt. Clark (Burmeister). Includes letter of commitment which stipulates 25% less than appraised value if sale for development.

Board Comments:

Bisco: Welcome Pamela

Porter: Administrative assistant? What happened?

Bisco: Board terminated admin. Assist. contract. You'll have to contact board.

Porter: Also, I didn't expect the PC mtg. packet items as email correspondence from you. Usually print and deliver.

Woods: In addition, I saw a Manchester paper article about public comment. I think the PC should adopt that same policy.

Bisco: I think we should put that on the January meeting agenda.

Porter; Was Pamela hired by the township board? Were we contacted?

Faust: Yes.

Porter: It would be nice to receive notice.

Mull: I communicated with Mike.

Bisco: I'm sorry, I didn't relay the information.

Iwanicki: In the past we received minutes from the Township board meeting, is there a reason we don't now?

Bisco: Who is going to put together the packets? I am not able.

Porter: Isn't that what Pam is doing?

Mull: I spoke with you; I talked with you about a meeting and planned to discuss duties

Bisco: Administrative duties had been taken care of before.

Mull: Call, I think open communication will help.

Bisco: I don't know the duties the admin assistant did. Duties may not be being done if they are not even known...

Faust: Do I understand that there won't be a packet for the meeting in Jan?

Bisco: We will work out something.

Porter: What did the secretary do?

Bisco: Wanda prepared planning notifications to our PC. 60+ copies of these and 60+ copies of master plan, recording of minutes, delivery of minutes, posting, notification of special meetings called by members. Public notification requirements, etc. Deadlines must be met. These are duties that the admin assistant was told to do under the secretary.

Porter: I'll wait till election part of agenda to ask more questions.

Bisco: Other comments?

Porter: 5A. Desire to make public record in meeting, thru resolution; I didn't know what the proper way to recognize Glen's work on this board.

Commends Glen's work and wants to recognize him.

All in agreement.

Burkhart: Let's draft a resolution after meeting. I support Porter's resolution. Years should be included.

Resolution made by Porter, supported by Burkhart, passed unanimously to recognize Glen's service and dedication to the township.

Kreger/Pelcs SLU

Letter dated 11-30-2006 from SMR, two site plans attached. Information from Marcus-hydrology review not complete. Hayes did present information on 12-07 at this Hall.

Mull: Did you communicate the Hayes presentation to the board?

Bisco: There has been thorough communication already. Any questions on updated material?

Chip Tokar: I have an email from DEQ indicating plans were incorporated. Electronic forms available. I have questions on conditions, any modifications?

Bisco: No we have not. Based on reports we hope to finalize.

Chip Tokar: The previous list is it still active?

Bisco: Yes. To the best of my knowledge.

Chip Tokar: We only need the hydrology study for review. The hydrology study is a baseline study. Mineral extraction ordinance has been prepared. Domestic well survey will also be incorporated into review.

Motion to carry over Kreger/Pelcs SLU to January by Porter, Iwanicki supports, motion carried. Burkhart abstains, Faust abstains.

FOIA has been requested by Tokar.

Chip Tokar: Not received all public comment or escrow money allocation.

Woods: Has there been no accounting?

Woods: Really, have you taken this up with board?

Tokar: Yes

Bridgewater Farms

Bisco: We have received new plan with many changes. Submitted to all members

Derrick: Drain commission is holding us up.

Woods: Will there be a resolution??? Yes

Bisco: 12 lots, not 13 as before? When would you like review?

Derrick: I would like this hashed out ASAP. Also, I haven't heard of escrow detailed accounts before. I've never had these before.'

Woods: I would have been very concerned about that before.

Derrick: The DC said that they would help with some funds the drains.

PC: We hadn't heard anything like that.

Burkhart: Storm water retention seems to have changed. Do you know why?

Derrick: Yes, it has changed. There wasn't enough volume

Burkhart? Was it moved to eliminate future drain improvements?

Derek. No

Burkhart-Lots 7-12, drain lines are they the preferred path?

Derrick: Yes-this drawing is still subject to review and change.

Motion to move subject to January meeting for discussion by Woods, supported by Burkhart. Motion carried unanimously

T-mobile:

Bisco: Information from letter dated 11-30-06 noting that additional information is being furnished.

Marcus McNamara: UIS still to furnish heights and power specs. We have contacted Mark Jones

Bisco: Plans available for review: updates on engineering and full set of changes approving full set of changes.

Bisco: Other updates?

Motion by Iwanicki to lay over T-Mobile to January meeting awaiting more input, supported by Klager. Motion carried.

Enzer SLU:

Woods: Any new certificate of insurance? Current has expired on Dec 01. Twp should be aware and concerned. Also that in minutes it was said that nothing had been done. However, Washtenaw prosecutor has the case. They are deciding action.

Porter: Also, we had decided that specific questions should be formulated.

Woods: I would suggest that since there is question of litigation we should wait. We need something from building inspector on buildings.

Burkhart. Submit questions to me and I will pass them to Attorney.

Porter: Should there be a time limit. So that (Enzer) can review them and formulate response.

Burkhart Yes, I'll draft. Get comments to me, when?

Porter: By 12-16-06

Matter already on agenda for January meeting.

Wireless Washtenaw:

Bisco: Information on suitable sites for WW towers, and any information on approval process. Ordinance states there must be a site plan review because of commercial nature. May be co-located on existing structures. However there must be easement for access. Please review and note any possible locations.

Marcus McNamara: Towers will go up in Sharon, Manchester etc. first. Then build up out here.

Porter: Do the antennas fall under our jurisdiction for SLU?

Bisco refers to local ordinance. Site plan review is necessary.

Porter: What is the difference between dish TV vs these?

Bisco: They are commercial.

Public: This would be a good question for planner.

Porter: There's a difference between a dish on a silo and an antenna in a public place

Bisco reads definition and notes that radio frequency spectrum equipment is included.

Porter: Electrical permit will be needed.

Public: We might have to talk to other entities to determine how to facilitate. Even since WW was initiated it rolled over once.

Porter: Do we stay in contact with 20/20

Bisco- I think so. Some areas are unsuitable. These are relayed systems with hubs and nodes. Once a node is identified, we don't need additional sites there. We need communication with lawyers and others. We don't want to lose our ability to regulate. Unknowingly gutting the ordinance. Mobile phone services can now set up very small repeaters even in church steeples. We need to be able to regulate now and in the future.

Porter: Have they received copy of our ordinance?

Mull: 20/20 knows what they want to do and where, but we need to clarify.

Burkhart: we need to get some ideas of actual plans of what they want to do

Bisco: My understanding is that if a full site plan review is required, we won't have the capacity to review every site.

Burkhart: If we have some idea of what they want to do, we gain insight.

Bisco: Where the target node areas are, mounting proposals and appearance of them.....etc.

Porter: There is one on stop light on west side of four corners in Saline.

Public: There is a short and long range unit. Under our zoning, what do we need to do and what do we anticipate? Consulting firm advice would be good.

Porter: If we have questions from PC side, we need to pass these along.

Bisco: Let's formulate some questions and get them to me by end of week.

Woods. Send them a request to appear and give us information on plans.

Master plan update:

Burkhart: the current plan and our goals don't differ substantially. HD land use around Village of Clinton makes sense. But without utility support, there is a glaring gap. We need to address this. Then, are we really preserving the River Raisin basin with increased density? We need feedback from planner and attorney. We risk leaving a gap for a savvy developer. We need to assess risk of current plan.

Porter: Glen & I both reviewed the plan. Our twp is AG. We allow some developmental activity. When litigation occurs, a judge looks at how well ordinance matches master plan. The plan governs the ordinance.

Bisco: Zoning ordinance will lag behind master plan. Master plan is a future land use plan; ordinance is 'now.' But 'spots' of zones can advance more quickly.

Porter; We need to review master plan as an obligation to residents.

Bisco: We have AG preservation overlay in place. I don't know where we can not preserve AG if we can. (Map) showing med density suburban cannot be supported because of Village of Clinton's non provision of utilities.

Public: we need to decide if we want to keep this area as commercial or find means of facilitating utilities.

Burkhart: yes, we need to make provisions defining how and where private utilities can be supplied.

Public: Clinton doesn't to want to provide service to individual. We don't know if they would contract services, and leave collections etc. to someone else.

Burkhart: Clinton is at capacity right now and would have to update to provide services.

Bisco: Do we want to open the master plan?

Burkhart: We should ask planner, what should we look at?

Bisco: We don't currently have funds to pursue advice from planner this year. We should discuss funding. We need to develop plans to bring before the board along with costs associated.

Should we motion to discuss master plan in greater detail? 5yr cycle of review already satisfied. Do we want to go into another planning cycle, now or in the future? Does the area outside of Clinton need to be reviewed?

January discussion.

Ordinance 26:

Bisco: Do you have a person to review this?

Mull: I have a person that will review the ordinance. Mineral licensing board will be reviewed also.

Bisco: We need to review the P.A. 110 required updates in the ordinance. Meeting with person to determine what work they could do for us

Mull: Would like to discuss specific issues in Ord. 26.

Bisco: We haven't answered how much of Ord. 26 we want to look at. Should we address P.A. 110 and look at the whole of 26 next year? Is the wireless plan adequate? Let's look at it in Jan and discuss whether we want to put in fees to do it or not.

Burkhart: I think we should ask Birchler Arroyo to review and identify areas that need update. Present the proposal to the Township Board and ask whether they will allocate funds.

Woods: What will be looked at? Ord. 26 or just P.A. 110, general case law updates? Discussion on funding, skills, professional guidance.

Mull: The person is an intern, she is not an attorney. She would not be able to advise. Birchler Arroyo are able to advise etc.

Woods: I thought t you said you were going to take care of it.

Bisco: There was some confusion about whether it was going to P.A. 110 updates or Ord. 26 updates. Two things need done, but not necessarily by same person.

Mull: We originally had two people but, one through circumstance can not help. One person was free, one person at 25% of cost. Since then financial backing has expired.

Bisco: OK-we need to get a quote from Birchler Arroyo

Mull: Is it Birchler Arroyo or Lucas?

Bisco: I don't know if Lucas has planning background or not. Task items: put together proposal to accommodate WW and P.A. 110

Porter: Intern review was motioned on 10-09 meeting to utilize intern on Ord. 26 and internal discrepancies.

Mull: The financial aid to support the one has expired.

Bisco: 3 proposals: 110 P.A. related updates to Ord. 26: WW details:
General case law update

Election of officers:

Bisco: Do we need to update election term from one year from date of appointment or all terms ending in December. Could we change it without amending the bylaws?

Porter: The appointment and elections need aligned. Should we put on the Jan agenda election review. We should come prepared to reverse prior motion and elect the officers.

Burkhart: We need a secretary.

Bisco. A secretary needs to sign off on the minutes and get them reviewed.

Public: In the absence of a secretary, the body appoints a secretary. Temp sec needs to be appointed. Minutes need to be kept, supervisor, clerk, primary consultants.

Bisco: The minutes after eight business days? Where are the interim minutes? If the clerk has them, that should suffice.

Temporary Sec should Review, approve and forward to clerk within 8 days. In the absence of a clerk, there is a deputy clerk.

Porter volunteers to be interim secretary for one month.

Motion moved to appoint Porter interim secretary by Burkhart seconded by Faust. None opposed.

Other business:

Wind power-farm revenue generation. Ord. 26 may include this technology.

Watershed meeting: review needs done, still in process.

When reviewing notes from last meeting: the letter to the Commons still needs sent. Michigan right to farm seminar. Information available.

Bob Hayes, how much hydrology expertise do we need? Should we retain him? Cost effectiveness? Does this negate his “independent status?” MLB would certainly have an ongoing need for his expertise.

Motion by Faust supported by Iwanicki to consider retaining the services of Bob Hayes as needed. Passed unanimously.

Public comment:

Public: Enzer SLU. Police action details? Tickets issued?

Bisco: I am unaware of any tickets.

Porter: We recommended the Township Board to look into the Enzer issue.

Public: WW nodes: range on them?

Porter: WW website gives a lot of information. We still need to obtain specifics.

Public: Kreger/Pelts? New gravel pit?

Bisco: Yes. They would like to put in a new lake, 21 acre lake.

Porter: is there any documentation that we (Klager & Porter) attended the Defensibility Training Seminar? Some TB has a training fund that pays for PC to attend.

Additional comments:

January meeting is the AM. Secretary duties conflict with minutes because of time constraints. Administrative assistant: what was the original job description? Billing and fee structure? Escrow vs. fee recovery? More information is needed.

Motion to adjourn by Faust, supported by Burkhart.

Adjourned at 10:25 PM.

Respectfully submitted

John Porter, Acting Secretary