

BRIDGEWATER TOWNSHIP  
PLANNING COMMISSION MEETING

MONDAY 7 PM AUGUST 17, 2020

BRIDGEWATER TOWNSHIP HALL and ONLINE ACCESS  
10990 CLINTON RD.

Minutes approved September 21, 2020

I. CALL TO ORDER

Meeting called to order at 7:10. Meeting was split between physical and electronic attendees

II. ROLL CALL AND DETERMINATION OF A QUORUM

Horney, Messing, McQueer and Iwanicki present. Quorum was present.

III. REVIEW AND APPROVE AGENDA

Horney moved and McQueer second. Approved as submitted by unanimous voice vote.

IV. APPROVAL OF MINUTES

A. February 17, 2020 Planning Commission meeting

Horney moved, Messing second. Approved as submitted with unanimous voice vote

V. CITIZEN PARTICIPATION

None

VI. PUBLIC HEARINGS

A. None Scheduled

VII. OLD BUSINESS

A. Chip Tokar/Gerken Materials permit renewal and WCRC agreement  
Started with discussion of the initial Road Improvement Agreement between Gerken and WCRC. Discussion of changes needed. Moved to Mr. Nanney's email of 8/15 of the new EGLE permit and drawings. No significant discussion. Moved to Mr. Enlow's email of 8/15. Mr. Enlow discussed his findings and deficiencies. Mr. Tokar addressed deficiencies and how to deal with them. Moved on to Mr. Nanney's report of 8/15 with

deficiencies and requested corrections. Moved on to Mr. Tokar's email of this date 8/17 with responses to submittals of Mr. Nanney and Mr. Enslow. Moved on to discussion of revised Road Improvement Agreement between Gerken and WCRC. Extensive discussion took place on the advisability of doing the road maintenance work during this construction season versus delaying until next spring. Upon conclusion of discussion it was the consensus of all parties that the work would be completed this fall. The following were then passed:

**MOTION TO LIST RELEVANT FINDINGS OF FACT AND CONCLUSIONS:**

Motion by Horney, supported by McQueer to accept the following list of findings and conclusions as applying to the Gerken Materials, Inc. mineral extraction license renewal and expansion of mining operations and the Peltcs Lake on the Crego-Peltcs parcels (Q-17-29-200-008, -009 & -010):

- (1) The application satisfies the standard in Section 8.01C.1. of Ordinance No. 59, which states, "The applicant can comply with this ordinance."
- (2) The application satisfies the standard in Section 8.01C.2. of Ordinance No. 59, which states, "The proposed operation will not adversely affect the health, safety, and welfare of the residents of the Township."
- (3) The application satisfies the standard in Section 8.01C.3. of Ordinance No. 59, which states, "The proposed operation will not cause traffic hazards."
- (4) The application satisfies the standard in Section 8.01C.4. of Ordinance No. 59, which states, "The proposed operation will not adversely affect the water table, water quality, or water supply of any surrounding land."
- (5) The application satisfies the standard in Section 8.01C.5. of Ordinance No. 59, which states, "The site will be restored so it is safe and harmonious with the surrounding land uses."
- (6) The conceptual end use plan for the reclaimed site is acceptable to the Planning Commission based upon consistency with Zoning Ordinance standards, Master Plan policies, relationship to surrounding land uses, and the reclaimed site's characteristics.
- (7) There are no documented negative impacts from the existing extraction operation or proposed expansion on the environment or health, safety, and welfare of the community that justify denial of the requested extraction license renewal and expansion.
- (8) There are no documented instances of substantial non-compliance with the previously approved extraction license that justify denial of the requested extraction license renewal and expansion.

Roll call vote: Ayes – Horney, Messing, McQueer, Iwanicki Nays –

**MOTION TO RECOMMEND APPROVAL WITH CONDITIONS:**

Motion by Horney and supported by Iwanicki to recommend to the Township Board of Trustees APPROVAL of the Gerken Materials, Inc. mineral extraction license renewal and expansion of mining operations and the Pelts Lake on the Crego-Pelts parcels (Q-17-29-200-008, -009 & -010), finding that it CAN COMPLY with Ordinance No. 59 requirements, including Sections 8.01 (Review of Application by the Planning Commission) and 14.04 (Standards for Renewal), SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) Correct the sheet numbering error on the conceptual end use plan sheet, which should be labeled as “Site Plan 8.”
- (2) Correct the Bartlett Road Improvement Agreement (RIA) and Attachment A between Gerken Materials and the Washtenaw County Road Commission as recommended in the Twp. Engineer’s August 15, 2020 Report and revise the date to November 15, 2020. In subparagraph c of item 1.3 change the reference of subparagraph f to subparagraph g
- (3) Provide written documentation of an agreement on road maintenance with Lenawee County Road Commission (LCRC)
- (4) Extraction Permit approval is contingent upon execution of the corrected Bartlett Road Improvement Agreement (RIA) between Gerken Materials and the Washtenaw County Road Commission and prompt completion of all road improvements and maintenance activities as specified in the agreement.
- (5) The applicant shall conduct a new noise investigation to confirm compliance with Section 11.14 of Ord. No. 59 after the expanded mining operations are fully underway, and shall provide a report and evaluation to the Planning Commission for review within 90 days of completion of the investigation.
- (6) The Township retains the option to require additional height and expansion of the extent of perimeter berms and other screening and buffering measures on the Crego-Pelts parcel in response to the findings of the noise investigation and any noise, dust, and other mining operation complaints.
- (7) The applicant shall submit copies of all required outside agency permits and approvals to the Twp. Clerk, Zoning Administrator, and Twp. Engineer within 30 calendar days of any approval or amendment.
- (8) On sheet 2 of plan submittal add a standard detail and engineering note for “No Trespassing” signage.

Roll call vote: Ayes – Horney, Messing, McQueer, Iwanicki Nays –

Motions to be forwarded to Mr. Wharam.

B. Zoning ordinance review/update

Tabled due to time constraint

VIII. NEW BUSINESS

A. Invenergy presentation (large scale solar (PV) installations. Ordinance revision?

Invenergy gave brief descriptive overview of their business and desired project effort that could be sited in the township. Some discussion of positive and negatives and brief question and answer session. Mr. Nanney and Invenergy to follow up with additional information.

IX. COMMUNICATIONS

A. Zoning Administrators Report

Filed and on record

B. Trustees Report

Meeting minutes filed and on record

X. INFORMATIONAL ITEMS

Mr. Horney asked Mr. Nanney about Bridgewater Bank temporary café seating.

XI. PUBLIC COMMENT

None

XII. ADJOURNMENT

Horney moved, Iwanicki second. Approved by unanimous voice vote at 9:37