

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
MONDAY 7 PM October 8, 2018
BRIDGEWATER TOWNSHIP HALL
10990 CLINTON RD.

Meeting minutes approved November 12, 2018

I. CALL TO ORDER

Meeting called to order and 7:12 PM

II. ROLL CALL

Present: Messing, Baetens, Horney, McQueer, and Iwanicki

III. CITIZEN PARTICIPATION

There was no citizen participation

IV. REVIEW AND APPROVE AGENDA

*Approved as submitted, moved Horney, second McQueer.
approved unanimous voice vote*

V. APPROVAL OF MINUTES

A. September 10, 2018 Planning Commission meeting

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

V. PUBLIC HEARINGS

No public hearing scheduled or held

VII. OLD BUSINESS

A. Bridgewater Bank site plan/work update

*Mr. Nanney provided update on his discussions with The
Bridgewater Bank. Discussion came up regarding
compressor/condenser installation for the cooler/AC on the
roof. Mr. Nanney to follow up*

VIII. NEW BUSINESS

A. Heritage Hall expansion - Final Site Plan Review

*Mr. Nanney and Mr. Kosmalski gave updates regarding final
site plans for expansion of Heritage Hall property. Mr. Nanney*

reviewed his report dated 10/5/18 and letter from Beckett and Raeder Engineers dated 9/26/18. Mr. Kosmalski provided update on letter of 10/8/18 providing rationale for the lack of requirements for drainage improvements as the site drainage does not fall under the authority of the Washtenaw County Water resource Commission for its local drainage and the removal of offsetting impervious surfaces during prior work on the site. Further discussion ensued regarding the site details. The following motion was made by Horney and supported by McQueer before being passed on a unanimous roll call vote:

That the Bridgewater Planning Commission approve the revised final site plan dated 9/2/2018 for the Heritage Hall Expansion Project subject to the following conditions.

- 1) Within 90 calendar days the applicant shall submit four (4) paper sets and two (2) digital sets (one set via email and one set on CD-R) in .PDF file format. The of an updated final site plan with corrections to the parking, circulation, screening as noted in our report, and below, as well as any revisions requested by the Township Engineer in his report.*
- 2) The revised final site plan shall be subject to administrative review and acceptance by the Township Planner and the township Engineer, prior to the issuance of any building permits or the start of any construction activity for this project.*
- 3) A minimum four (4) foot high (up to six (6) foot high) solid fence may be installed in lieu of tree landscaping on the west property side.*
- 4) Approval by Beckett and Raeder Engineers regarding drainage approval. Based on the submittal of the letter on 10/8/18 of Mr. Kosmalski We believe there is no increase in runoff from the property, pending confirmation by Beckett and Raeder Engineers*

B. Planning Commission Bylaws - Discussion of Potential Updates

Some discussion took place of the changes proposed as submitted by Mr. Nanney. No action

C. 2019 Meeting schedule

After discussion by Commission and Mr. Nanney regarding schedule conflicts, it was moved by Messing and seconded by Horney to move the Planning Commission meeting to the third Monday of each month starting in 2019 calendar year. Approved by unanimous voice vote. As there are a couple months prior to this change taking place. We will check with other boards/commissions to make sure we aren't conflicting with their meetings.

IX. COMMUNICATIONS

A. Zoning Administrators Report

Mr. Nanney's report is on file. There was some discussion of the legal matter and follow up with Dr. Samuels property issue.

B. Trustees Report

Meeting minutes are on file, Ms. McQueer briefly touched on Samuels legal issue, Mr. McQueer appointment, and budgeting for the Land Preservation Board

X. INFORMATIONAL ITEMS

None

XI. PUBLIC COMMENT

None

XII ADJOURNMENT

Moved to adjourn Horney, second Messing. Unanimous voice vote to adjourn at 8:55