

Bridgewater Township Planning Commission Minutes  
Amended and approved May 14<sup>th</sup> 2018

I. 9-April-18 meeting called to order 7:02 P.M. by Cal Messing

II. Roll Call

Kathy Baetens      Dave Horney      Mark Iwanicki  
Michelle McQueer   Cal Messing

III. Citizen Participation

- Cal asked citizens to wait until the Public Hearing portion of the meeting

IV. Review and Approve Agenda

- Motion to approve the agenda as presented – Mr. Messing
- Second to motion - Mr. Iwanicki
- Vote – unanimous

V. Approval of Minutes

- Motion to approve minutes from 12-March-18 as presented – Mr. Messing
- Second to motion – Ms. Baetens
- Vote – unanimous

VI. Public Hearings

A. Prior to opening of public hearing Ms. McQueer brought up a potential conflict that she may have with the Barbu proposal. Ms. McQueer stated she had previously had a previous financial connection with Mrs. Barbu through a previous employer. This financial connection no longer exists . There was a motion made of no conflict by Ms. Baetens and seconded by Mr. Messing. Votes of no conflict:

Mr. Messing-Aye  
Mr. Horney-Aye  
Ms. Baetens-Aye  
Mr. Iwanicki-Aye  
Ms. McQueer-Abstain

Mr. Nanney noted that due to the lack of posting of the sign on the Barbu property (township requirement) it would be necessary to carry over the public hearing to the May 14<sup>th</sup> meeting. The motion was made by Mr. Messing and seconded by Ms. McQueer to close the meeting and open the public hearing

Roll call vote-unanimous. Public hearing began at 7:13

Mr. Barbu presented his proposal for a portion of the property to function as a wedding/event barn. Among some of the points he made are as follows:

- The facility has an upstairs and downstairs. Users could select either or both
- Events would be held on Saturday's from 10AM to 11PM. Prep would be on Friday preceding and clean up the following Monday.
- Attendees would be limited to 250 or less
- No lanterns or fireworks
- Seasonal activity from May through October
- He did sound testing around the property with results indicating readings are at or below township requirement

Bridgewater Township Planning Commission Minutes  
Amended and approved May 14<sup>th</sup> 2018

- Amplified music would be contained within the barn
- The drive would need to be widened with additional gravel placed
- 50 parking spaces are anticipated
- Cooking would not be done on site, caterers would need to be hired.

Mr. Ron Smith of 8969 Schellenberger Rd.

- Believes it meets the ordinance requirements and would support it.

Ms. Rachel Snyder 8669 Shellenberger Rd.

- Has heard voices from the property from previous events
- Can see across to the events and reverse would be true
- Asked about a limited number of days/events
- Concerned about who to contact should there be a problem Mr. Nanney/911/sheriff/state police
- Asked if there was any study showing increase in crime/police calls around similar facilities
- Concerned about alcohol consumption and drunk drivers

Ms. Deb Hauser 8900 Shellenberger Rd.

- Hasn't heard noise during events and was supportive of business

Mr. Brad Wilson 8911 Shellenberger Rd.

- Concerned over noise issue.

Ms. Fran Lightner

- Concerned over noise issue
- Concerned over alcohol consumption and heavier traffic during late hours

Ms. Linda Hutchinson 8821 Shellenberger

- Spoke reiterating her concerns that were expressed in her email to the planning commission regarding the problems of the facility meeting portions of Section 7 of the township zoning ordinance.
- Iterated concerns that noise would exceed township standards
- Concerned regarding intoxicated attendees trespassing on her property
- Concerned over diminishment of her property values

Mr. Tom Black/Ms. Judy Black Shellenberger Rd.

- Across the lake from the events
- Concerned about property values going down

Ms. Judy Turner

- Asked if the land would have to be rezoned
- Asked if the facility would meet fire codes
- Asked about lights being added
- Concerned over lowered property values

Bridgewater Township Planning Commission Minutes  
Amended and approved May 14<sup>th</sup> 2018

Mr. Dave Renner 13320 Austin

- Inquired if this requires a special use permit and what the terms would be
- Questioned how this is compatible with farmland preservation

Mr. Brandon Haines 8880 Austin Rd

- Inquired regarding outdoor ceremonies
- Asked if there could be expansion to other buildings

Ms. Linda Hutchinson 8821 Shellenberger

- Addressed the issue of drones and invasion of privacy

Ms. Shirley \_\_\_\_\_ 13080 Austin

- Concerned regarding noise
- Issues of traffic
- Issues of alcohol overuse/drunken drivers

Ms. Laurie Fromhart

- Discussed technical issues of public hearing and local ordinance notification requirements.

Mr. Horney motioned to adjourn the public hearing until May 14, 2018, supported by Mr. Messing and passed by unanimous roll call vote. Public hearing was closed at 8:53 and returned to regular planning commission agenda

VII. Old Business

A. Bridgewater Bank update

- Mr. Nanney had no new information

VIII. New Business

A. Special Use Permit Mr. George Barbu Event Barn

Mr. Rodney reviewed his report which had been provided to the Planning Commission

Mr. Kristofer Enlow of Beckett & Raeder reviewed his report which addressed items including painting parking lots lines, parking lot material, and stormwater/drainage issues.

B. Preliminary Site Plan Review Mr. John Kosmalski – Heritage Hall Addition.

Mr. Nanney said a report would be submitted, but there were no major issues as submitted. There were some drainage and parking questions raised and addressed. Mr. Messing moved and Mr. Iwanicki supported a motion to approve the preliminary site plan submitted by Mr. Kosalski for the Heritage Hall addition contingent upon all engineering issues be approved and subject to all township zoning ordinance requirements being satisfied by the final site plan submittal. Vote was unanimous

IX. Communications

A. Report from Zoning Administrator – Rodney Nanney

- A report was provided and is on record

B. Trustees Report – Michelle McQueer reminded everyone that May 5<sup>th</sup> will be the Clean Up Day **Error!**

Bridgewater Township Planning Commission Minutes  
Amended and approved May 14<sup>th</sup> 2018

**Bookmark not defined.**

X. Informational Items

- Mr. Nanney gave a brief summary of min cell legislation that appears to have a fast track to pass the legislature

XI. Public Comment

A. None

XII. Adjournment

- Next planning commission meeting is 14-May-18 at 7:00 P.M.
- Motion to adjourn – Mr. Horney **Error! Bookmark not defined.**
- Second to motion – Mr. Messing
- Vote – unanimous

Meeting adjourned at 8:45 P.M.