

**BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
MONDAY 7 PM May 14, 2018
BRIDGEWATER TOWNSHIP HALL
10990 CLINTON RD
Meeting Minutes (Approved June 11, 2018)**

I. CALL TO ORDER

II. ROLL CALL

Mark, Kathy, Cal, Michelle all present. Dave absent at beginning of meeting, arrived later. Rodney Nanney also present.

III. CITIZEN PARTICIPATION

Delayed until public hearing

IV. APPROVAL OF MINUTES

A. April 9, 2018

Correction on page 4, X. Informational Items: to have a fast truck ... changed to: to have a fast track

Mark moved to accept the corrected minutes, Cal seconded, all aye.

V. PUBLIC HEARINGS - continuation

A. Special Use Permit Application, George Barbu - Event Barn, Farm-Based Tourism or Entertainment Activities

Cal moved to re-open the public hearing, Mark seconded.

Roll call: Mark, Yes; Kathy, Yes; Michelle, Yes; Cal, Yes

Speaker: Janet Cowling, 9264 Austin Rd

- event barn would put too much traffic on corner of Austin & Schneider
- it should be in the hamlet

Speaker: Collette Slade, 550 W. Ellsworth (9550 W Ellsworth??)

- about 2.5 miles from Misty Farms
- hear a lot of low frequency noise from Misty Farms
- presentation on why low frequency sound propagates over long distance (hard

copy of presentation)

Speaker: Leonard Lovalvo, 8085 Schneider Rd

- about 1/4 mi north of Barbu farm
- concerned about traffic on Schneider Rd
- concerned that allowing the permit would set a precedent for the township
- questioned whether the soil would allow an adequate septic

Speaker: Laurie Brewis, attorney for 7 neighbors of the Barbu farm

- said that the event barn is not compliant with the township Master Plan because it is a non-agriculture use.
- details of sound levels irrelevant because of that.

Speaker: Daniel McQueer (??) 9801 Austin Rd

- concern about an adequate fire suppression system
- concern about storage of equipment

- evacuation procedure approved by local authority?
- disposal issues?

Speaker: Hendrick Dillon, 8817 Schellenberger Rd

- near the barn
- concerned about late noise with 2 little kids
- concerned about noise bothering chickens
- most concerned about drunk drivers

Tom Black 11021 Austin Rd

- concern over drainfield/septic capacity
- concern over policing/security

Jeremy Barbu 10383 Austin

- Additional fire extinguishers purchased
- Additional septic tank installed on field
- Sound testing done with a regular meter

Chris Stacy 8137 Schneider

- Incompatible with the area, not the right place for it

Loretta Lovalo 8085 Schneider

- Against approving it

Linda Hutchinson 8812 Schellenberger Rd.

- Needs to be a sound study done
- Concerned that ordinance violations are unenforceable, response time for violations will be too long

Janet Chulig 10801 Austin Rd.

- Concerned about excessive noise

Chris Stacy 8137 Schneider Rd.

- Asked about complaint process and resolution of complaints

Rachel Snyder 8867 Schneider Rd.

- Concerned about pond/liability
- Questioned the setting of hours for events

Brad Wilson 8811 Schellenberger Rd.

- Noise concern
- Traffic and drinking

Brandon Henes 9880 Austin Rd.

- Concern over traffic and parking lot size and driveway
- Expressed concern that it will violate state noise rules/laws
- Questioned Mr. Nanney giving advice to Barbu's

Summit Suberwahl 8117 Schellenberger

- Asked about expiration date

- Can the SLU be sold\ (it stays with the property)

Ken (Snyder?) 8867 Schellenberger

- Concerned about noise
- Concerned over traffic/car expense
- Expressed concerns over investigation of noise incidents

Ms. McQueer moved to close the public hearing and reopen the regular meeting, M. Iwanicki second. Unanimous approval by roll call vote at 7:58

VI. OLD BUSINESS

A. Special Use Permit and Minor Site Plan Review, George Barbu - Event Barn, Farm-Based Tourism or Entertainment Activities

Ms. McQueer again stated that she had no conflict on the Barbu issue.

Mr Iwanicki spoke and supported Ms. McQueer and Mr. Nanney

Mr. Jeremy Barbu spoke regarding additional details of the proposed event barn.

Mr. Nanney explained the procedure for resolution of complaints of ordinance violations

Issues that were brought up to be resolved including: covering emergency service call costs, level of liability insurance, sign off by emergency services providers, sign off by Washtenaw County Road Commission regarding driveway. Ms.

McQueer moved to postpone any action on the Barbu proposal until more information is available at the June meeting. Mr. Iwanicki seconded the motion.

Passed by unanimous vote

B. Bridgewater Bank site plan update

Further discussion over options of revisions to Bridgewater Bank site plan Mr. Nanney explained the limitations created by the approval of the zoning variance and the non-conforming parcel under the current ordinance. Much discussion ensued over the options for the parking lot. Mr Spensley to have update for us at the June meeting

VII. COMMUNICATIONS

A. Zoning Administrators Report

Mr. Nanney's report on record

B. Trustees Report

Ms. McQueer touched on items of interest from Trustees meeting

VIII. INFORMATIONAL ITEMS

Mr. Nanney discussed and urged support for Senate Bill 965

XI. PUBLIC COMMENT

XII. ADJOURNMENT

Mr. Messing moved to adjourn, Mr. Horney second. Unanimous approval, meeting adjourned at 10:25