

Bridgewater Township Planning Commission Minutes - Approved

I. 14-August–17 meeting called to order at 7:00 P.M. by Dave Horney

II. Roll Call

Cal Messing Dave Horney Mark Iwanicki all present. Rodney Nanney was also present.

III. Citizen Participation

- None

IV. Review and Approve Agenda

- Motion to amend the agenda to move the new business ahead of the old business to accommodate the citizens in attendance – Dave Horney
- Second to Motion - Mark Iwanicki
- Vote - all aye
- Motion to approve the agenda as amended – Dave Horney
- Second to motion - Cal Messing
- Vote – all aye

V. Approval of Minutes

- Motion to approve minutes from 10-July–17. – Mark Iwanicki
- Second to motion - Dave Horney
- Vote – all aye

VI. Public Hearings

A. None

VII. New Business

A. Addition to sewer district:

- Anthony and Elizabeth Abbatiello stated that they plan to build a house on the east side of Boettner Road north of the current sewer district. They asked if the township would consider expanding the sewer district to include their property as an alternative to them building a septic system. They presented a map showing the location of their property and Dave Horney provided a map showing the approximate terminus of the current sewer line on the west side of Boettner Rd. (see attached).
- Rodney Nanney noted that when a line is extended to a new property it is usually extended all the way across the property to the far side, rather than stopping at

the near side. Also, the extension would cross another property between the current district and the Abbatiello property. Further, an extension would have to include the property on the west side of Boettner Rd, currently undeveloped. So the township would need to assume that all of that property could be subdivided and developed in the future unless any of those properties were covered by a permanent conservation easement that prevents development. The township would need to plan for all possible development in order to use the proper pipe size, etc. He also noted that extending the sewer district would mean that the properties served would no longer qualify to be in the AG district and this would require a change to the township Master Plan.

- The sewer plant currently has unused capacity but the current Master Plan assumes development south of Austin Rd and the sewer district extends in that direction.
- The Abbatiello's were advised to write a letter to the chair of the Planning Commission (Dave Horney) asking for an estimate of cost from the township engineer who will consider all of the possibilities noted above.
- Rodney Nanney will look into whether any of the properties in question have a permanent conservation easement that prevents development.

B. Towing Business

- Harold & Anna Felts asked for the ability to operate a one-truck towing service from their home on Fisk Rd. They have applied for a Class E license as a Distressed Vehicle Transporter and the state requires an address for the business. They tow disabled vehicles to a scrap yard. The tow truck would be stored in a shed on the property and no disabled vehicle would be stored longer than overnight. The question before the PC was whether they need to apply for a Special Land Use exemption or if they could operate as a home business.
- Rodney Nanney felt that this could be an allowed use as a home business but could instead require an SLU exemption. He noted that the Class E license restricts the Felts to only the use they describe and is not transferable so the activity would end when they stop doing it. An SLU stays with the land so the activity could continue with a subsequent owner of the property.
- Discussion among the PC members led to a consensus that the home business route was preferable to an SLU so Mr. Nanney will give them official notice to that effect.

VIII. Old Business

A. Bridgewater Bank site plan update

- Dave Horney reported that he talked to the Bank people again and they said that they were still in discussion with the Road Commission on issues with the road rights-of-way around the bank. They are also dealing with the drainage issues raised by the engineering report.

B. Marijuana Ordinance Update

- A rough first draft of a possible ordinance was available from the Township attorney but PC members were not prepared to discuss it yet. PC members will plan to discuss the proposed ordinance at the September meeting.
- Mr. John Stone has proposed establishing a marijuana growing and processing facility on a ten acre plot in the township. He presented a proposal to grow the plants in a greenhouse facility of about 1 acre in size. The green house would have solid sides about 10 -12 feet high with a transparent roof that could be opened to the outside to allow in rain and for air circulation. The processing facility would be in a separate pole-barn type facility. He also said that a second grow facility of about 1 acre in size would be added later.
- Rodney Nanney noted that AG district zoning allows no more than 10% of a property to be under roof so Mr. Stone's planned development would not fit on a ten acre plot.
- It was noted that the Planning Commission's discussions to this point have assumed a completely indoor facility. The draft ordinance assumes a completely indoor facility and specifies air handling procedures that insure that no odors escape the facility. This would also forbid Mr. Stone's facility as proposed.
- There was some discussion about potential solvent use for processing and Mr. Stone said that an earlier note to the township that identified one solvent as "benzane" was an error. It should have been pentane. Cal Messing noted that benzane does not exist in the chemical literature so he assumed they meant benzene, a toxic solvent listed as a probable carcinogen. He was assured that was not the case.
- Cal Messing will look into use of reference to a toxic substances list to forbid use of certain solvents in the processing steps.

IX. Communications

A. Report from Zoning Administrator – Rodney Nanney

- A report was provided and is on record

B. Trustees report - none

XI. Public Comment

A. None

XII. Adjournment

- Next planning commission meeting is 11-Sept-17 at 7:00 P.M.
 - Motion to adjourn – Dave Horney
 - Second to motion – Cal Messing
 - Vote – all aye
- Meeting adjourned at 9:47 P.M.