

**BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
MONDAY 7 PM JULY 9, 2018
BRIDGEWATER TOWNSHIP HALL
10990 CLINTON RD.
MINUTES APPROVED AUGUST 13, 2018**

I. Call to order – 7:03

II. Role Call – **Present:Baetens, McQueer, Messing, Horney, Absent:Iwanicki**

III. Citizen Participation

IIIA Agenda – **Approved as amended. Moved, Horney. Second, Messing. Unanimous approval by attendees**

IV. Approval of Minutes – **Approval of Minutes of June 11, 2018. Moved, Baetens. Second, Messing. Unanimous approval by attendees.**

V. Old Business

A. Special Use Permit and Minor Site Plan Review George Barbu Event Barn. **See attached including: The Barbu submittal and addenda, Mr. Nanney’s reports of April 4, 2018 and May 7, 2018, Beckett & Raeder reports of March 29, 2018 and May 7, 2018, and the Planning Commission Special Meeting on June 15, 2018 at the Barbu property. After significant discussions over multiple meetings covering issues related to alcohol consumption, traffic, noise, parking, law enforcement and other concerns from adjacent and nearby property owners, and discussion with Mr. Barbu regarding his willingness to adapt his proposal to mitigate the concerns the planning commission adopted the following:**

Motion by Cal Messing supported by Kathy Baetens to accept the following list of findings and conclusions as applying to the Special Use Permit application to operate an event barn and farm-based tourism or entertainment facility at the Historic Blum Farm, 10383 E. Austin Road in the AG (General Agriculture) District (parcel no. Q-17-02-300-019):

- (1) The applicant is requesting approval of a special use permit to operate a farm-based tourism or entertainment facility at the Historic Blum Farm, 26.68 acres in the AG (General Agriculture) District.**

- (2) Use of the existing barn building on the Historic Blum Farm as a special event rental venue for hosting weddings and similar group gatherings is acceptable as a “farm-based tourism/entertainment activity,” which is defined in the Zoning Ordinance as “*Activities accessory to an active farming or agricultural operation that promote agriculture, rural lifestyle, or farm product sales; preserve rural open space; enhance the local agricultural*”**

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economy; expand the range of revenue sources from agriculture; improve understanding and knowledge of agriculture among non-farmers; and/or diversify the types of farm products available to consumers. Such activities may include but are not limited to agricultural festivals and events, farm-based attractions, corn mazes, farm markets, wineries, cider mills, and farm-based educational centers.”

- (3) A need does exist for the proposed farm-based tourism or entertainment facility within the community, for the following reason(s): The existing comparable facilities in the region are booked far in advance. Events at the event barn would help support Bridgewater Hamlet businesses, and for the community would help preserve the Township’s rural character.
- (4) The revised minor site plan dated 4/15/2018, “*Conceptual (Operations) Plan for Historic Blum Farm,*” the “*Conceptual Plan...Addendum,*” and the summary list of ten points about the application received by email on July 2, 2018, all of which were prepared by the applicant and submitted as part of the application materials, shall be considered to be integral parts of any special use permit approval for the facility.
- (5) The minor site plan illustrates the intended use and location of structures, parking facilities, sanitary facilities, drives and pedestrian improvements to be utilized by the public, service areas, and exterior lighting for the facility, as required by Section 5.101.2.
- (6) The facility has direct access to Austin Road, as required per Section 5.101.1., and all activities will be located outside of the road right-of-way as required per Section 5.101.4.
- (7) The modified 24.0 foot wide access drive to Austin Road will be subject to permit approval from the Washtenaw County Road Commission.
- (8) With space for 92 vehicles, event barn activities will result in a temporary increase in the number of vehicles on the public roads, especially at the conclusion of an event.
- (9) The “*Conceptual (Operations) Plan for Historic Blum Farm*” includes a plan for how traffic flow will be handled and measures to minimize impacts on the public road network.

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- (10) **Public hearing participants expressed concern about security and an increase in the number of drunk drivers on area roads because of this facility. The applicant’s plans for addressing these concerns are included in the “*Conceptual (Operations) Plan for Historic Blum Farm*” and “*Conceptual Plan...Addendum.*”**
- (11) **There is sufficient land area for the proposed event barn and farm-based tourism or entertainment facility, and the facility conforms to the minimum required yard setbacks.**
- (12) **Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses, consistent with Section 7.05.7.**
- (13) **The “*Conceptual (Operations) Plan for Historic Blum Farm*” includes confirmation that events will be capped at a maximum capacity of 250 attendees.**
- (14) **Neighboring residences are located more than 200 feet from any area on the site occupied with sales or entertainment facilities, so no additional screening is required to comply with Section 5.101.3.**
- (15) **Events at the facility will generate noise, including use of amplified voice and music, which will at times be audible to neighboring residents. For additional reference, see documentation of the Planning Commission’s sound study.**
- (16) **The perception and impact of noise from the facility, including voices, car doors, engines, and low frequency amplified sound, will become more pronounced after dark, and especially after 10:00pm.**
- (17) **The “*Conceptual (Operations) Plan for Historic Blum Farm*” includes a set of proposed noise mitigation measures and written confirmation that noise from the facility will not exceed 65 decibels at any lot boundary or right-of-way, as required by Section 5.1.1.5.**
- (18) **The “*Conceptual (Operations) Plan for Historic Blum Farm*” includes the planned days and hours of operation for the facility, as required by Section 5.101.6. The facility will be a**

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seasonal activity from May through October, with a maximum of one event per week from Monday through Sunday.

- (19) **The event barn is compatible with adjacent uses and the existing or intended character of the zoning district and area, for the following reason(s): The event barn is not changing the character of the property as a farm. The property will continue to be used as a farm. The event barn use is consistent with the Master Plan.**

- (20) **The event barn will not be detrimental, hazardous or disturbing to existing or future neighboring uses, persons, property or the public welfare, with the conditions and limitations placed voluntarily by the applicant on the use in response to neighbor concerns expressed during the public hearing.**

- (21) **The proposed event barn and farm-based tourism or entertainment facility is consistent with adopted Master Plan’s policy that, *“The Township will continue to support and encourage the continuation and growth of a robust rural economy, including a network of agricultural support services and related businesses. The Township will also encourage farmers to diversify their income through development of value-added farm-based tourism and entertainment activities consistent with Zoning Ordinance requirements.”***

- (22) **The proposed event barn and farm-based tourism or entertainment facility is not anticipated to create smoke, fumes, odors, dust, glare or pollution impacts.**

- (23) **The Township Engineer concluded that the proposed gravel parking lot will minimally increase stormwater runoff for the site. There is sufficient land within the parcel to adequately contain and allow for infiltration of surface water drainage from the building and parking lot.**

- (24) **Any special use permit approval will be contingent upon approval from the Washtenaw County Environmental Health Division for necessary well and septic systems for the facility, review of the site plan by the Manchester Fire Department for emergency access, and a determination by the Township Building Official that the barn building satisfies all applicable State Construction Code requirements for a public assembly use, prior to occupancy as a special event rental venue for hosting weddings and similar group gatherings.**

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- (25) The proposed event barn and farm-based tourism or entertainment facility is in compliance with all applicable Zoning Ordinance requirements.

Roll call vote: AYES: Messing, Horney, Baetens, McQueer ABSENT: Iwanicki

Motion adopted

Motion by David Horney supported by Cal Messing to approve the Special Use Permit to operate an event barn and farm-based tourism or entertainment facility at the Historic Blum Farm, 10383 E. Austin Road in the AG (General Agriculture) District (parcel no. Q-17-02-300-019), finding that it complies with the applicable Zoning Ordinance requirements, including Section 5.101 (Farm-Based Tourism or Entertainment Activities) and Section 7.05 (Standards for Special Use Approval), subject to the following conditions:

- (1) The applicant shall incorporate all revisions and corrections noted in the Township Planner's report dated May 1, 2018 and Township Engineer's report dated May 7, 2018 into a revised minor site plan submittal subject to Planning Commission review and approval.
- (2) Approval from the Washtenaw County Environmental Health Division shall be required for necessary well and septic systems for the facility, along with a determination by the Township Building Official that the barn building satisfies all applicable State Construction Code requirements for a public assembly use, prior to occupancy as a special event rental venue.
- (3) The Zoning Administrator shall verify that all required access, parking, and other improvements have been completed consistent with any approved site plan, prior to occupancy as a special event rental venue.
- (4) Copies of all outside agency permits and approvals shall be provided to the Zoning Administrator prior to occupancy as a special event rental venue.

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- (5) **The applicant or his insurance company shall be responsible for reimbursing the Township for the cost of Fire Department emergency runs exclusively associated with the event barn activities and facilities.**

- (6) **No event or set-up or take-down activities shall begin before 9:00 a.m.**

- (7) **Amplified music shall end by 10:00 p.m., except on Fridays and Saturdays during June, July, and August when it may extend to 11:00 p.m.**

Roll call vote: AYES: Messing , Horney, Baetens, McQueer ABSENT :Iwanicki

Motion adopted.

B. Bridgewater Bank – Mr. Nanney provided update that cooler and deck construction can proceed by administrative approval, as long as there are no seating capacity increases

C. Presentation for Velarde property 13115 Michigan Ave. – Discussion of property being used for recreational vehicle storage facility. Substitution of legal non-conforming use. Applicant would need to provide documentation of historic use of the property to Zoning Administrator

VI. Communications

A. Zoning Administrators Report – Rodney Nanney written report

B. Trustees Report – No meeting

VII. Informational Items July – July 19th MTA training in Frankenmuth

VIII. Public Comment – Several neighbors made comments/complaints regarding the SLU for the kennel at 11840 Hogan Rd. Citizen complaints and questions regarding the process for rescinding said SLU. Citizens told to continue to contact Mr. Nanney regarding barking dog complaints to allow him to document issues. Mr. Nanney to follow up as necessary.

IX. Adjournment – 10:30 Moved, Messing. Second, Horney. Unanimous approval by attendees.