

Bridgewater Township

Planning Commission – Minutes of Regular Meeting
April 10, 2006

Location: Bridgewater Township Hall, 10990 Clinton Road, Clinton MI 49236

1. Call to Order Acting Chair Glenn Burkhardt called the meeting to order at 7:30 PM

2. Roll Call Present: Mike Bisco, Glenn Burkhardt, Glen Finkbeiner, Dave Faust, Amy Riley and Jim Tice

Absent: Dave Woods and Mark Iwanicki

Also present: Wanda Fish, Administrative Assistant, Jonathan Ringel, Zoning Administrator, Chip Tokar, Stansley Mineral Resources, Mr. and Mrs. Dewey Baker, Marcus McNamara, OHM, Susan and Kris Krause, Gretchen Barr, and Bill Craigmile, OHM.

3. Review Agenda

Motion: Glen Finkbeiner, second by Amy Riley: Accept the agenda as prepared.

4. Minutes of March 13, 2006

Motion: Mike Bisco, second by Amy Riley: Accept the minutes as prepared.

5. Public Comment

None

6. Election of Chair

Glenn Burkhardt stated that while there had been no indication from the Township Board, he thought the Planning Commission should consider moving forward to elect a Chair person. There was discussion as to whether or not the Board intended to reduce the number of members of the Planning Commission or if there was any intention to fill the vacancy. Burkhardt said that he would continue to serve as Acting Chair unless someone else would step forward. Riley said they should wait and Bisco said he thought waiting longer was pointless. With the absence of two members, the members present decided to discuss again on May 8.

7. Special Land Use Krause Parcel Q17-34-300-003 Commercial Kennel

Burkhardt asked if this is ready to move forward for a public hearing.

Bisco: Ask if they had to approve the site plan before the public hearing is scheduled. There was discussion of the site plan drawing and the difficulty in reading it. Zoning Administrator Jonathan Ringel said he thought it would be difficult to get a better drawing. There was discussion of the sound barrier and the need for more information about how/when that would take place.

Motion: Faust, second by Riley: Move to hold a public hearing on the application for special land use for a commercial kennel. Motion adopted unanimously.

Susan Krause asked if the Planning Commission was likely to approve the application. Glenn Burkhardt said the Planning Commission was not in a position to indicate.

8. Master Plan – PDR

Glenn Burkhardt said he had not been able to put changes into the goals section on page 20, but they were minor at this point and would be able to distribute later. Faust said it was uncertain that the State would approve an overlay of the entire Township excepting those areas specifically zoned for other uses, such as commercial or industrial. Glenn Burkhardt said he would talk with Terry Brinkman and try to get more specific guidance. If the State is not comfortable, then he will work with Brinkman to refine the overlay to include only those areas that include active farming of

20 or more acres. There was discussion of state criteria, particularly the five or more acres. Bisco asked why the Township would limit to 20 or more acres in the low density residential/agriculture areas if the state criterion is for five or more. After considerable discussion as to the State's intention and the ad hoc committee's intention, the future of area farming and the reasoning of the committee, Faust said that the committee had designated 20 in the low density residential/ag area because each application would cost the township money and they wanted to spend the money only on applications which they thought would be successful.

Motion: Faust, second by Riley: Move to recommend to the Township Board that they approve for distribution the PDR amendments to the Master Plan, assuming the State will approve the overlay approach. Motion passed unanimously.

9. Master Plan

Burkhardt said they needed to schedule a series of additional meetings to work on the non-PDR changes necessary. It was agreed to meet on April 17 at 7:00 PM to brainstorm the approach, taking the survey into consideration.

10. Bridgewater Farms

No discussion.

11. Bridgewater Commons

Letter dated March 21 2006 was noted. No further discussion.

12. Special Land Use Crego/Peltcs Trust/Stansley Mineral Resources

There was a short discussion about the completeness of the application, with the conclusion that it was complete.

It was noted that Dave Woods had questioned the lake depth of 60' when the Mineral Extraction Ordinance limited the depth to 50'. Burkhardt asked Chip Tokar to be responsive to that at the May 8 meeting.

Chair said he had received a report from Birchler Arroyo and would distribute it.

Motion: Glen Finkbeiner, second by Riley/Bisco: Move forward to public hearing on May 8, 2006. Motion passed unanimously.

13. Zoning Administrator Report

There was discussion of the Enzer situation. Burkhardt summarized a meeting with Enzer, the Zoning Administrator, the Building Inspector and the Supervisor. Enzer will apply for appropriate certificates and for a Special Land Use. Burkhardt said that he will work with Arms, Tobacco and Firearms (ATF) to determine building standards for explosives.

Dave Faust asked if there had been any disposition regarding the Knight property. Jonathan Ringel said he would get back in touch with DEQ.

14. Member Reports

There were none.

15. Other Business

There were none.

16. Public Comments

There were none

Motion to adjourn: Faust, second by Riley: Meeting was adjourned at 9:00 PM