

DRAFT

Bridgewater Township

Planning Commission Minutes of Regular Meeting and Public Hearing January 10, 2005

Location: Bridgewater Township Hall, 10990 Clinton Road, Clinton

- 1. Call to Order** Chair Jim Fish called the meeting to order at 7:31 P.M.
- 2. Roll Call** Present: Glenn Burkhardt, Dave Faust, Glen Finkbeiner, Jim Fish, Mark Iwanicki, Jim Tice and Dave Woods
The Chair noted that Gerry Marion had not been reappointed to the Planning Commission by the Township Board and indicated that Gerry had served for a long period of time, including as Chairman, and expressed appreciation for his years of service.
Also present: Wanda Fish, Administrative Assistant, Peter Moilanen, 13175 Clinton Road, and Carlos Acevedo (Ann Arbor) and Mike Bisco.
- 3. Review Agenda** Chair stated he wanted to change the order of the agenda, placing #11 after #8.
- 4. Review 10/11/04 Minutes**
Glen Finkbeiner noted that #11, report of the ZBA should be eliminated because there had been no report. Minutes were approved as amended.
Review 11/8/04 Minutes
The minutes were accepted as prepared.
- 5. Public Comments**
Peter Moilanen stated that he would like to build a pole barn on his flag lot but that the setback requirements prevented him from doing so and that he had been denied a variance by the ZBA. Asked how he could work to have the Ordinance changed because he thought the setback requirements for flag lots were inequitable. Chair stated that the Planning Commission had been reviewing requirements for flag lots, but had moved to other matters since there was too little agreement on what changes might be made. Suggested to Moilanen that he review the Ordinance and make suggestions. Said that it could be done informally and that the Planning Commission had worked with individuals in the past to make changes.
Carlos Acevedo pointed out a new law permits “contracted zoning” which deals with specific developments. Chair stated that it was a permissive activity and that Bridgewater had not considered it. Chair had talked with the planning consultant about the implications and was informed that it did not appear ordinance changes would be required. Consultant would keep us informed on their review with other communities.
- 6. Election of Officers**
 - A. Chair
Motion: Glen Finkbeiner, support by Faust nominated Fish. Three calls for other nominations and motion passed unanimously to elect Fish.
 - B. Vice Chair
Motion: Woods nominated Glenn Burkhardt, support by Faust. Three calls for other nominations and motion passed unanimously to elect Burkhardt..

Motion: Woods nominated Jim Tice, support by Burkhardt. Three calls for other nominations and motion passed unanimously to elect Tice.

7. Recess regular meeting and open public hearing

Chair recessed the regular meeting at 7:55 P.M. and opened the public hearing on amendments to sections 1401 and 1702 of the Bridgewater Township Zoning Ordinance.

A. Introduction

Chair stated the attorney had identified the need for the amendments and that a memo was included in the packet of information for the members (attached to record).

B. Notifications.

The Administrative Assistant read the notifications into the record (attached to record).

C. Public Comment

There was no public comment

D. Discussion by members

There was no discussion.

E. The hearing was closed at 8:00 P.M.

8. Reopen Regular Meeting - Consider Amendments to 1401 and 1702.

Motion: Glen Finkbeiner, support by Dave Woods: Move to recommend the amendments to the Township Board for adoption. Motion passed unanimously.

9. Finkbeiner Rezoning Request

Chair stated that Ron and Joann Finkbeiner had applied to rezone portions of their property from AG and R-1 to R-2 and Commercial, planning to build a condominium development, initially 20 duplex units (40 total dwelling units), but now 10 duplex units (total 20 dwelling units). The problem with the requested R-2 zoning is that it requires both public sewer and water, while R-1 requires septic and well. He suggested the course at this point is to deny the R-2 zoning request and act on the overall R-3 zoning.

Dave Faust asked if the Finkbeiners couldn't withdraw the R-2 application and ask that it be reconsidered for the R-3 or if the R-2 couldn't be amended. Chair stated the Finkbeiners had been invited to withdraw the R-2 application but had not done so and that the R-2 was still a desirable zoning district for the Township and it would take nearly as long to amend it as it will/has taken to move to R-3, which has been passed by the Township Board.

Glenn Burkhardt asked about the order – should they have the text or the district maps, and Chair indicated the text for R-3 was in place. Burkhardt asked if there was a policy for additional hookups established as yet. Faust said that the Board had tried and has not been able to formulate one. Burkhardt suggested the Planning Commission undertake it, but Chair said that when it was discussed at earlier meetings, the Board had indicated they did not want the Planning Commission involved. Further discussion of the need to have a policy in place because it was now clear the R-3 map needs to be in place so that existing homes in the Hamlet can be hooked up and owners can make updates that have probably been stalled because of the need for variances to make changes. The R-3 language provides smaller setbacks, reflecting what is actually on the ground in the Hamlet. Glen Finkbeiner asked if the PC had to dispose of the R-2 zoning request before adopting the R-3 map. Chair indicated he thought it was preferable to do it in that order. Burkhardt: Then we need to deny the R-2 request, accept the commercial request and incorporate the area requested for R-2 into the new R-3 map?

Chair: Yes.

DRAFT Motion: Glenn Burkhardt, support by Faust: Recommend the Board deny the request by Bridgewater Condominiums (Ron and Joann Finkbeiner) for rezoning of a portion of their

property from R-1 and AG to R-2 and accept the rezoning for the commercial portion described as follows: All those lands in Section 1 lying north and east of Boettner Road and Austin Road not already zoned commercial (C) and lying southerly and westerly of the following described lines commencing at the north 1/4 corner of said Section 1; thence S 01 degrees 39 minutes 30 seconds W, 1794.65 feet along the north-south 1/4 line and the easterly line of Boettner Road, to the point of beginning; thence S 84 degrees 53 minutes 55 seconds E, 262.75 feet; thence S 01 degrees 39 minutes 30 seconds W, 167.60 feet; thence S 74 degrees 54 minutes 38 seconds E, 190.01 feet; thence S 01 degrees 39 minutes 30 seconds W, 331.87 feet, to the center line of Austin Road; Motion passed unanimously.

10. R-3 Zoning Map Consideration

Chair stated the County had assisted in preparing a new map for the Hamlet portion of the Township, based on the members' comments at the November meeting.

Motion: Glenn Burkhardt, support by Glen Finkbeiner, to recommend to the Board the R-3 zoning map and legend. Motion passed unanimously.

Woods expressed concern about having a situation in which one or two people could effectively then buy all remaining sewer hookups precluding any fill in building by other property owners. Burkhardt: You can wait to assign additional residential equivalent units (reu) until you have sufficient experience with the flows. There followed detailed discussion of how future hook ups to the sewer system could be allocated fairly.

Motion: Woods, support by Faust: The Planning Commission further recommends to the Township Board that it consider placing a moratorium on sales of sewer taps beyond those originally assessed until a policy for the allocation of additional hook ups is established. Motion passed unanimously.

There was further discussion of how a policy should be developed, with the conclusion that Glenn Burkhardt, acting as a private citizen would develop a draft policy and give it to Dave Faust to present to the Township Board.

11. Niethammer/Frey Application

Chair stated the applicants were working on refining the application so it would meet the Zoning Ordinance.

12. Zoning Administrator Report - Attached to record.

Mark Iwanicki asked about the Krause kennel and Chair stated information was in the Zoning Administrator's November report which was then distributed (attached to record).

13. Member Report - None

14. SWWCOG

Chair stated there would be a meeting on January 12 dealing primarily with some planning issues.

15. Wireless Plan Award

Chair announced that Bridgewater and Manchester Townships had received an award for excellence for the Wireless Master Plan.

16. Public Comments

None

Motion to adjourn: Woods, second by Faust . The meeting was adjourned at 9:40 PM