

*Bridgewater Township*  
Planning Commission – Minutes of Regular Meeting  
November 14, 2005

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

1. **Call to Order** Chair Fish called the meeting to order at 7:30 PM
2. **Roll Call** Present: Glen Finkbeiner, Dave Faust, Jim Fish, Mark Iwanicki, and Amy Riley  
Absent: Mike Bisco, Glenn Burkhardt, Jim Tice and Dave Woods  
Also present: Wanda Fish, Marcus McNamara, Wade Peacock, Gabe Dull, Carlos Acevedo, Gretchen Barr, Krysten Palko, Doug Frey, Derek Niethammer, Ron and Joann Finkbeiner
3. **Agenda** Chair indicated he had received reports from OHM and Birchler Arroyo regarding Bridgewater Farms
4. **Minutes** The minutes of October 10, 2005, were approved as prepared
5. **Public Comments**  
Wade Peacock presented the results of the clean up day, reporting they had collected over 700 tires and had one of the largest clean up days on record. Report attached.
6. **Master Plan**
  - A. Land Use map  
Administrative Assistant said that continued work on the map still indicated a loss of about 500 acres of land that had been designated as agricultural.
  - B. Gretchen Barr  
As of November 14, 2005, there is about a 23% rate of return thus far and a 4% mailed in error rate. She asked the members to indicate which section they thought should receive a priority focus as preliminary results were analyzed. Riley suggested first area should be Section C, concentrating on the shifts in attitudes towards growth from earlier surveys. Members agreed.
  - C. Ad hoc committee  
See attached report from Carol Peacock  
Dave Faust said the Committee may wind up designating all agriculturally zoned land in the Township as prime agricultural area because the large farms are scattered – there is no one area that predominates. Discussion of how it might act as an overlay.
7. **Bridgewater Farms**  
Derek Niethammer said there still was no letter from the Washtenaw County Road Commission giving approval of the entry/egress for a private road.  
Doug Frey said that as a result of the Chair's suggestion, he was in touch with the Saline post office regarding mail delivery. Would the post office deliver on the private road or would there have to be a multiple box at the road? He said that the post office had said they would deliver on the road after 50% building was completed and occupied.  
Derek Niethammer showed (but did not provide copies) a site plan update. There was a discussion of the status of the negotiations with the Washtenaw County Drain Commission. Agreement still pending the operation of the sewer system and the impact

on the Bridgewater Tile Drain. Niethammer indicated he understood the sewer system was moving forward and that he expected a resolution. Faust indicated that a plan to begin pumping had been stalled because no pump was installed at the first house. First flush should be next day.

#### Landscape Plan

Chair distributed a landscaping site plan for review to the standards of Section 1101 c 4, dated 10/10/05.

He stated the intent is to reduce the visual impact of a typical subdivision. Comments that it appears the north side along the road is bermed. Finkbeiner asked if the Drain Commission was in accord with the drain being under the berm and planted area. Derek Niethammer commented that the Washtenaw County Drain Commission was looking for an easement for the drain and from the discussions thus far, were looking at the area under the berm and plantings.

Mark Iwanicki noted that some of the evergreen planting plans indicated Austrian Pines which have a lot of dead branches at the bottom as they grow. Following discussion of various trees, it was agreed to mix in Norway Spruce with the Austrian pines.

Motion: Iwanicki, support by Finkbeiner: The landscaping plan presented on November 14, 2005, is acceptable, meeting the requirements of Section 1101 C 4 of the Bridgewater Township Zoning Ordinance, provided that 1/3 of the trees designated as Austrian pine be Norway Spruce instead. Motion adopted unanimously.

Chair said the Master Deed and By Laws had been reviewed and approved by the Township Attorney and summarized that the major issue was the approval by the Road Commission.

Motion: Faust, second by Riley: Layover further consideration until approval has been obtained by the Washtenaw County Road Commission. Motion adopted unanimously.

### **8. Bridgewater Commons**

Chair: Received copy of the letter sent on September 22, 2005, from the Washtenaw County Road Commission to Ron Finkbeiner accepting the proposal to connect with the public roads.

Chair: Made a copy of all the recent communications from the attorney, the planner and the minutes for the applicant's review. From a quick review, there are two major concerns. When the Planning Commission reviewed in August, we had received comments from the Township attorney regarding the Master Deed and the By-laws for Bridgewater Commons. He raised several concerns which have still not been addressed. Those must be addressed before we can move forward towards approval. You have a copy of his letter in the packet I just gave you.

Another concern is the roadway itself. Our planner and the engineer have indicated a major concern that the roadway width as proposed may be too narrow. They suggest the road be widened and that parking be allowed only on one side of the street. Perpendicular parking is shown now at several locations along the road and at the island. Planner indicates strong concern about people backing into the traffic lane. There was particular concern about backing near the intersection with Boettner Road, with people backing into turning traffic. Would like your consultant, Gary Niethammer, to work with the Township's planning firm

and engineer to resolve the concern. Ron Finkbeiner: Strong concern about making the road easy for speeding, don't want it to be a highway. Chair: Understand and share the concern, but still need to see if we can't resolve this further. We can find a compromise. Iwanicki: Suggests the road be widened to create parking parallel to the road. Chair: Said he would communicate the discussion to the planner, a representative from the engineering firm was at the meeting. Marcus McNamara (OHM): suggests a slightly wide road and parking area on one side parallel. Indicated the parking area near Boettner could be unsafe. Agreement should be possible. Finkbeiner: Remains very concerned about speeding. Iwanicki: Suggests an approach, making parallel parking areas at intervals along the road, specific cutout areas.

Motion: Finkbeiner, second by Iwanicki: Layover for further consideration. Motion adopted unanimously.

**9. SLU 05-001 Parcel ID #Q-17-34-300-003 - Krause**

Chair: Further confirmed lack of payment of past due bill and lack of complete application. The application is missing a site plan application, Hazardous Substance Reporting Form and the Environmental Permits Checklist. Chair provided a copy of a letter dated November 3, 2005, to the applicant (copy attached to record).

Chair also provided a report from Jonathan Ringel, the Zoning Administrator, regarding the application (Copy attached to record). Mark Iwanicki stated the ZA report was very helpful and extremely well done. Members agreed the report was a very helpful document, want Ringel told.

Motion: Finkbeiner, second by Riley: Layover until funds are paid and application is complete. Motion adopted unanimously.

**10. T Mobile Co-location Site Plan Review –**

Chair stated the members had received the application for review.

Chair introduced Krysten Palko, Senior Zoning Specialist for Richard, Connor, Riley and Associates, representing T-Mobile.

Palko presented the site plan application on behalf of T-Mobile. Indicated the tower is now owned and operated by Global Signal, which has purchased several Sprint towers. Seeks placement at 170' level. Cabinet area will be 10 x 20' within the existing fenced area, drive off Sheridan Road.

Chair: Confirms that power, telephone lines, etc., will be underground. The access easement indicates 20' over the Sprint leasehold. Need to conform the access to the middle of the road, not the road right of way edge. Need consistency, easement should run to the center line. Indicated the Zoning Administrator had provided a report (attached to record).

Site address should be Sheridan Road address, not Allen Road. Palko: Will make the change, there was a problem tracking the deed.

Chair: Problems with the maintenance of plant screening - many are dead.

Palko said she could take that information back to Global, but was not in a position to make an agreement regarding changes.

Chair: Need to have a signature from the property owners, the Bakers. Palko asks if that signature is necessary because Global has the underlying lease and

is required to make the site available to other carriers. Has not had any contact with the Bakers. Chair: We can check with the planner. Asks T-Mobile to provide the base lease information.

Question regarding the inventory of other locations, as specified in Section 1423.A.8. Chair: County Planning Office may have the information on file, something you can plug in.

Palko brought up problem regarding the price at which Global wants to rent antenna space. Very high rent rate being demanded. Leaves other carriers in difficult position because Township requires co-location, which is what T-Mobile would prefer, but due to the high rate, may need to find other space. Global Signal is asking 40% over the market. Asks if the Township can be of any assistance.

Chair: Reviews Section 1423 D, Sections 3 & 4 regarding requirements for co-location. Wonders if there is a parallel to “constructive firing,” which occurs when an employer doesn’t fire an employee but makes it impossible for him or her to work. Will check with the attorney and the planner.

Motion: Riley, second by Faust: Move to layover for additional input and corrected application. Motion passed unanimously.

**11. Local Commercial Amendment**

**12. Hamlet Commercial Amendment**

Memorandum from Tania Kersey, former Supervisor to PC Chair requesting the Planning Commission to redo the hearing and public process for amendments to the Zoning Ordinance affecting local and Hamlet commercial zoning Districts. Discussion regarding the timetable as something that can be scheduled as time permits. Chair: Pointed out that only one business out of 13 or so in the Hamlet is actually within compliance, meaning it will be difficult for them to make changes. Perception, however, is that the new language is more restrictive when it actually is not. Agreement this will be added to the schedule for 2006.

**13. Zoning Administrator Report**

Attached to record

**14. Member Reports**

Faust: Raised question about a house addition in the Hamlet, whether it had approval and met requirements for lot coverage. Administrative Assistant said it was on the last Zoning Administrator report. Chair: Basically, it is a replacement, not an addition.

**15. Other Business**

Chair stated that Bartlett Road had been accepted by the Road Commission and thus Stansley operation had met the condition for the Special Land Use.

Continued concern about whether or not Ron Finkbeiner is still planning to build one duplex unit before approval of Bridgewater Commons is final.

Letter from DTE requesting Townships to pay more attention to line easements, a growing problem. Faust: Pointed out that DTE is cutting into alternate drain fields with lines, meaning that reserve areas are no longer available. Costs the homeowners significant money.

**16. Public Comments**

- None
17. Motion to adjourn: Faust, second by Riley, meeting adjourned at 9:35 PM.