

Bridgewater Township

Planning Commission Minutes of Regular Meeting - October 10, 2005

Location: Township Hall, 10990 Clinton Road, Clinton Michigan

- 1. Call to Order:** Chair called the meeting to order at 7:30 PM
 - 2. Roll Call**

Present: Mike Bisco, Glenn Burkhardt, Glen Finkbeiner, Dave Faust, Jim Fish, Mark Iwanicki, Amy Riley, Jim Tice and Dave Woods
Also present: Ron Finkbeiner, Gretchen Barr, Joanne Rasmussen, Gabe Dull, Carlos Acevedo, Carol Peacock and Wanda Fish
 - 3. Agenda** Draft agenda was accepted as prepared.
 - 4. Minutes** Minutes of the September 12, 2005, meeting were accepted as prepared.
 - 5. Public Comments** None
 - 6. Master Plan**
 - A. Land Use Map
Administrative Assistant displayed a rough draft indicating major changes in land use from the 2001 Master Plan land use map. Reported the preliminary estimate is that at least 500 acres previously shown as active agricultural use were no longer active agriculture. The map was not complete.
 - B. Draft Survey
Gretchen Barr led a discussion about the revised survey. Minor changes were made and the planning commission approved it. The Members discussed how distribution would be made and it was agreed the Administrative Assistant will request alpha-based discs of registered voters and property owners. Gretchen will perform a sort merge and prepare envelopes for mailing. The survey will be mailed at the end of October and return requested before Thanksgiving. Gretchen said she could have a preliminary count by early January 2006.
The Members also agreed we should seek all opportunities to tell people the survey will be going out soon and to explain why it is important to complete and return the survey. Members agreed it may be necessary to send out a post card reminding people to return the survey. Carol Peacock said that had been done for the 2001 survey and she thought it made sense. Administrative Assistant said the Township Supervisor had provided announcement space in the Fall Clean Up Day mailing that would go out shortly.
 - C. Ad Hoc Agricultural Committee
There was brief discussion with Carol Peacock included regarding how an ad hoc committee composed largely of area farmers would review various options and approaches to include needed PDR measures in the revised Master Plan to qualify the Township for farm preservation funds from the state. Permission to establish the Ad Hoc Committee had been approved by the Township Board at their September 21, 2005 meeting.
- Motion: Burkhardt, second by Faust: The Planning Commission**

formally establishes an Ad Hoc Committee on Agricultural Preservation to advise the Planning Commission. Motion passed unanimously.

Chair designated Carol Peacock to serve as coordinator /facilitator for the Ad Hoc Committee in accord with materials distributed at the September meeting.

Carol Peacock stated that Terry Brinkman from Washtenaw County Planning would provide some assistance to the new committee. Chair stated he understood the Board would cover out of pocket expense funding for the committee. Peacock indicated she thought the committee could wrap up recommendations within three to four months. There was discussion that to qualify for funds, the new Master Plan would designate areas of prime farmland that might be preserved.

D. Chair referred members to the Master Plan reference sheet distributed to members (attached to record), pointing out the critical elements of timing. He especially referenced the need for the Township Board to decide shortly if they will want to approve the final product, said it was a question that should be asked to the Township Board shortly.

7. Bridgewater Farms

Chair asked Derek Niethammer if the project had either approval or comments from the Washtenaw County Road Commission and Niethammer said they did not. Chair asked if they had any comments on the Township attorney's comments that had been provided for the August 8, 2005 Planning Commission meeting. Niethammer indicated he wasn't sure if he had received a copy or if their attorney had a copy and requested that the comments be forwarded to him as soon as possible.

Burkhardt asked if the Township Board had acted on the request for a variance regarding the road. Chair stated the Board had approved the variance for a longer road at the September meeting. Also indicated the Board had approved a variance for the turn radius for Bridgewater Commons.

Niethammer requested the Planning Commission to recommend to the Board approval of the private road, with the understanding approval would be subject to Bridgewater Farms getting approval from the Road Commission before the Board meeting on October 19, 2005. Chair indicated understanding, but indicated they would also have to condition the recommendation on site plans they have not seen, revisions to the by-laws and maintenance agreement still not seen and approvals on those by the Township's engineer, planner and attorney.

Woods: Expressed concern that it would be a return to a piecemeal approach the applicants had indicated they didn't want.

Motion: Burkhardt, second by Woods: Layover further action until the package is more complete. Motion was adopted unanimously.

8. Bridgewater Commons

Chair: Received today only one copy of a revised plan drawing conforming the road radii, was received today. Ron Finkbeiner: Stated he has received preliminary approval from the Washtenaw County Road Commission. Finkbeiner: Asks if he should pay the fees requested by the Road Commission. Chair: Right now, we only need to know that the Road Commission has approved the connection. He requested a copy of the letter

from the Washtenaw County Road Commission indicating approval.

9. Special Land Use - Susan Krause et al

Chair stated that he understands from the Clerk that there are outstanding fees and will not process until he receives confirmation from the Clerk that all fees have been paid. Asks if members have any observations or concerns. Woods: Asks for clarification on number of dogs there now and how many are indicated on the application. Chair: Last inspection by Zoning Administrator, 15 dogs remained, but this application does not mention the number of dogs. Only asks for kennels. Woods: Is the court awaiting our decision before making a determination. Chair: Judge said she had until December. Fees involved are outstanding from her last application and review.

Noted that plan still does not address noise buffering, an issue that was of concern last time.

Joanna Rasmussen: States serious concern about the Township's continued failure to require enforcement of its ordinance. Confirms there can legally be only three dogs with, but Krause has had over 60 on a small parcel. Remains very noisy. Rasmussen also stated that she understands the dogs are not licensed and questions if they have up to date rabies immunization.

Iwanicki: Asks if the kennels are even adequate under any kind of standards. Chair: Says that within the file, there is a letter from Huron Valley Humane Society indicating the kennels are fine. Iwanicki: Comments that is said only because the Humane Society doesn't want to wind up getting the dogs.

Woods: Why are we looking at this since the application is not official – fees are unpaid and the application is incomplete? Chair: Did not want the Township in the position of sitting on the application. Burkhardt: Asked about how the Township can go about enforcing zoning ordinance. Chair: Explained the process – misdemeanor, not citation situation. Would need a full time office to issue citations for quicker enforcement.

Structural issue.

Motion: Burkhardt, second by Riley, to layover the application because the fees are unpaid and the application is not complete.

Agreed the applicant should be sent a letter indicating the problems with the application.

Bisco: Suggests we indicate non payment of fees, problems in the application itself.

Chair: Understand the Clerk sent a letter regarding the fees.

Burkhardt: If she doesn't pay the fees she owes, the Township should place a lien on the property.

10. T-Mobile Site Plan Review 14485 Sheridan Road

Chair explained this was a co-location on an existing tower on Sheridan Road (note the address on the application is incorrectly listed as Allen Road). Stated he had received the application on 10/7/05 and had not had time himself to review.

Motion: Burkhardt, second by Iwanicki: Lay consideration over to the November 14, 2005, due to lack of time for review. Motion passed unanimously.

Bisco asked why the Township needed to review at all, since it was a co-location. Chair said that the review still has to follow the ordinance as far as the site plan, but that several steps and a lot of time were eliminated by this approach. Copies were distributed to members with a request to review it for the next meeting.

11. Private Road Amendment Section

Chair: The Township Board has asked that we consider an additional section for the Private Road Ordinance, dealing with maintenance and enforcement. The section has been recommended by the consulting engineer as an addition to the existing ordinance. There was no comment from the members of the Planning Commission because most had not received their meeting packet due to mailing problems.

13. Zoning Administrator Report

Attached to the record.

Burkhardt asked about construction that has halted prior to a building being completed, if it should be brought to the attention of the Zoning Administrator. Woods: Commented that under the building permit, you have a year to complete the project and that it should be the responsibility of the building inspection department to follow up. Chair: Believes the Building Inspector may have the authority to cause removal if it becomes dangerous.

14. Public Comments

Carol Peacock reminded people of the Fall Clean Up day and explained some of the elements of what can be accepted. Bisco brought up a large dump of tires he planned to pick up and suggested he could add tires at the Township Hall since he would have a large load anyway.

Mark Iwanicki: Brought up the fund raiser for Eric Kemner's family.

Motion to adjourn: Woods, second by Faust: Meeting adjourned at 9:15 PM.