

Bridgewater Township Planning Commission Minutes - Approved

I. 25-May-17 meeting called to order at 7:03 P.M. by Dave Horney

II. Roll Call

Cal Messing Dave Horney Mark Iwanicki

III. Citizen Participation

- None

IV. Review and Approve Agenda

- Motion to approve the agenda as amended – Dave Horney
- Second to motion - Mark Iwanicki
- Vote – unanimous

V. Approval of Minutes

- Motion to approve minutes from 14-Nov-16 as amended – Dave Horney
- Second to motion - Cal Messing
- Vote – unanimous

VI. Public Hearings

A. None

VII. Old Business

A. None

VIII. New Business

A. Bridgewater Bank - preliminary site plan review

- A preliminary site plan for additions and improvements of the Bridgewater Bank property (8436/8452 Boettner Rd.) in Bridgewater hamlet was presented by Jay Bivins, representing Metro General Contractors, Inc., contractors for the proposed work. A report on the preliminary site plan was provided by Rodney Nanney and Donald Pennington, township planning consultants. The plan was given generally high marks with notes that several parts of the paper copies of the plan were missing and needed to be supplied. Suggestions for improvement of the plan are included in the report. The report noted that the plan moves parking for the Bank from its current position in the rights of way of both Austin and Boettner Roads to behind the building, a major improvement. It also notes that the plan shows improvements in 5 categories: c. Vehicular access and circulation d. Building design or exterior facade f. Landscaping

e. Off-street parking or loading i. Drainage and stormwater management Improvements in at least 3 categories are required for approval so this plan meets the requirements.

- Stantec Consulting Michigan, Inc provided a report that questioned the assumption that the plan would reduce the overall drainage from the site. There was discussion on whether existing drainage was adequate for the site as planned. The report also suggested that the plan show pedestrian access to the building directly from the parking area.
- Dave Horney noted that the plan shows landscaping in the Boettner Road right of way and would need written approval from the County Road Commission.

Dave Horney moved that the preliminary site plan be approved contingent on the improvements suggested in the Nanney/Pennington and Stantec reports, Road Commission approval of the landscaping in the road right of way and the adequacy of the drainage. Seconded by Cal Messing.

Vote: Mark Iwanicki - yes; Cal Messing - yes; Dave Horney - yes.

B. Election of officers

- Mark Iwanicki nominated Dave Horney for Chair, seconded by Cal Messing
- Mark Iwanicki - yes; Cal Messing - yes; Dave Horney - yes.
- Dave Horney nominated Cal Messing for Secretary, seconded by Mark Iwanicki
- Mark Iwanicki - yes; Dave Horney - yes; Cal Messing - yes.
- Cal Messing stipulated that he would accept the Secretary position only for 2017 and would not carry into 2018.

B. Planning Commission meeting schedule

- Dave Horney moved to continue with the second Monday of the month at 7:00 PM as the Planning Commission meeting date and time. Seconded by Cal Messing. Cal Messing noted that he would be absent for the October meeting so that was removed from the list.
- voice vote - all yes

IX. Communications

A. Report from Zoning Administrator – Rodney Nanney

- A report was provided and is on record

B. Trustees report - none

XI. Public Comment

A. None

XII. Adjournment

- Next planning commission meeting is 12-June-17 at 7:00 P.M.
 - Motion to adjourn – Dave Horney
 - Second to motion – Mark Iwanicki
 - Vote – unanimous
- Meeting adjourned at 8:53 P.M.

Attachment:

Marijuana Items for Discussion

- **Allowing vs not allowing in the township**
- **Types of marijuana business allowed:**
 - **Growing**
 - **Processing**
 - **Labs/Analysis**
 - **Transport**
 - **Sales/Retail**
- **Allowing combined/multiple businesses**
- **Size of businesses allowed**
- **Density/number allowed**
- **Distance between businesses**
- **Restrictions near churches/other types of land use**
- **Types of zoning for permissible use**
- **Method of creation/SLU?**
- **Restrictions beyond state requirements**
- **Enforcement/licensing/inspections etc.**