

**BRIDGEWATER TOWNSHIP BOARD OF TRUSTEES MEETING  
THURSDAY, AUGUST 8, 2024, 7:00 P.M.  
BRIDGEWATER TOWNSHIP HALL  
10990 CLINTON RD, MANCHESTER, MI 48158**

**AGENDA**

- I. CALL TO ORDER / ESTABLISH QUORUM / PLEDGE ALLEGIANCE
- II. CITIZEN PARTICIPATION
- III. APPROVAL OF REGULAR BOARD MEETING MINUTES – JUNE 6, 2024
- IV. REVIEW AND APPROVE AGENDA
- V. UNFINISHED BUSINESS
  - A. Architectural Proposals – Follow up regarding township hall addition and grant funding
- VI. NEW BUSINESS
  - A. Approval of Claims Listing for June 1, 2024 through July 31, 2024
  - B. Zoning Administrator and Ordinance Enforcement Officer Recommendation
  - C. Clean-Up Day Discussion
  - D. WAVE – Request for Financial Support
  - E. MASCC – Request for New Center Furnishings Support
  - F. Utility Scale Renewable Energy Facilities Ordinance Discussion: Options - CREO, Workable, or Do Nothing
- VII. REPORTS & CORRESPONDANCE
  - A. Public Safety Report – Written report from WCSO
  - B. Zoning Administrator’s Report – Written report from Rodney Nanney
  - C. Assessor’s Report – Audit Results
  - D. Supervisor’s Report – Mtg w/EGLE, Sewer Use District Extension, Basement Drain, Old Schoolhouse
  - E. Clerk’s Report
  - F. Treasurer’s Report
  - G. Trustees’ Report
  - H. Planning Commission Report – Minutes included in board packet
  - I. Farmland Preservation Board Report
- VIII. CITIZEN PARTICIPATION
- IX. ADJOURNMENT

## Bridgewater Township Board of Trustees Minutes

### I. CALL TO ORDER

6-Jun-24 meeting called to order by Supervisor Fromhart at 7:01 p.m. followed by the Pledge of Allegiance at Bridgewater Township Hall, 10990 Clinton Road, Manchester, MI.

Present:5 Trustee Faust; Trustee Fromhart; Trustee McQueer; Trustee Ahrens, Trustee Oliver.

Absent:0

Citizen attendance:2

### II. CITIZEN PARTICIPATION

- None

### III. APPROVAL OF MINUTES

- Motion to approve the previous meeting minutes as presented – Ms. Ahrens; support – Mr. Faust; vote – unanimous.
- Motion to approve the previous special meeting minutes from April 04, 2024 as presented – Ms. Ahrens; support – Mr. Oliver; vote – unanimous.

### IV. REVIEW AND APPROVE AGENDA

- Motion to approve the agenda as presented. – Ms. McQueer; support –Mr. Oliver; vote – unanimous.

### V. UNFINISHED BUSINESS

- A. Architectural Proposals – Follow up regarding township hall addition and grant funding.
  - Waiting for another bid.
- B. Sewer Plant Operator Proposals – Follow up regarding additional proposals.
  - Discussion regarding current bids.

### VI. NEW BUSINESS

- A. MTA Membership Dues
  - Motion to approve MTA membership dues 2024-25– Ms. Fromhart. support –Mr. Oliver; vote – unanimous
- B. Approval of Claims Listing
  - Motion to approve disbursements of \$14,372.18 for general operations and \$12,752.08 for sewer operations; total expenditure of \$27,124.26 for the month of May – Mr. Oliver; support – Ms. Faust; vote – unanimous.
- C. WCPARC Connecting Communities Resolution.
  - Motion to approve Resolution 2024-10 – Ms. McQueer; support –Mr. Oliver; vote – unanimous
- D. Training Pay Increase Request
  - Motion to approve pay increase for all paid training to \$15.00 an hour, retroactive to February 1, 2024 – Ms. McQueer; support –Mr. Oliver; vote – unanimous
- E. GMI Consent Judgement Amendment Request
  - The board heard a presentation from Mr. Todd Crane from Gerken Materials, Inc regarding amendments they want to make to the consent judgment. Supervisor Fromhart pointed out that the location they want

## Bridgewater Township Board of Trustees Minutes

to amend is under our ordinance and needs to go through the Planning Commission. The Board agreed and advised Mr. Crane that he will need to take the request to the Planning Commission.

### VII. REPORTS AND CORRESPONDENCE

#### A. Public Safety Report

- No report.

#### B. Supervisor's Report

- PFA's testing came back clear on all locations tested.
- MPDS draft permit is waiting.
- Discussed the floor drain in the basement.

#### C. Assessor's Report

- No Report.

#### D. Clerk's Report

- Absent voter Ballots will arrive week of the 17th.

#### E. Treasurer's Report

- Preparing July 1<sup>st</sup> tax billing.
- Tax bills will be mailed July 1,2024.
- Audit started today with Clerk and auditor Rana.

#### F. Trustees' Report

- Trustee Faust  
No report
- Trustee Oliver  
No Report

#### G. Zoning Administrator's Report

- A written report from Mr. Nanney is included in the board packet.

#### H. Planning Commission

- A written report is included in the board packet.

#### I. Farmland Preservation Board Report

- There was no meeting in May.

### VIII. CITIZEN PARTICIPATION

- One citizen spoke.

### IX. ADJOURNMENT

- Ms. Fromhart adjourned the meeting at 9:35 p.m.

## Bridgewater Township General Fund

### Monthly Expenses

June 30, 2024

Type	Date	Num	Name	Split	Amount
<b>Jun 30, 24</b>					
▶ Bill	06/30/2024		AT&T	5253727 · Treasurer supplies & expenses	43.94
Bill	06/30/2024		Cardmember Service	-SPLIT-	353.64
Bill	06/30/2024		Clayton and Mary Rider Assessing Ser...	-SPLIT-	2,549.28
Bill	06/30/2024		Consumers Energy	5265728 · Maintenance & Utilities	16.00
Bill	06/30/2024		Detroit Edison Company - Hall	5265728 · Maintenance & Utilities	48.03
Bill	06/30/2024		Detroit Edison Company - Street Lights	5440852 · Street lighting	369.87
Bill	06/30/2024		Frontier	5265728 · Maintenance & Utilities	237.73
Bill	06/30/2024		Iron Free & SoftWater Systems	5265728 · Maintenance & Utilities	25.00
Bill	06/30/2024		Paychex - fees	5215727 · Clerk supplies & expense	267.42
Bill	06/30/2024		Paychex - payroll	-SPLIT-	7,929.87
Bill	06/30/2024		Toshiba	5171727 · Supervisor Expense	21.50
<b>Jun 30, 24</b>					<b>11,862.25</b>

**Bridgewater Township General Fund**  
**Monthly Expenses**  
**July 2024**

Type	Date	Num	Name	Split	Amount
<b>Jul 24</b>					
▶ Bill	07/31/2024		AT&T	5253727 · Treasurer supplies & expenses	43.94
Bill	07/31/2024		Beckett & Raeder	2233 · Due to SMR-Crego/Peltcs	495.00
Bill	07/31/2024		BS&A	-SPLIT-	1,377.00
Bill	07/31/2024		Cardmember Service	-SPLIT-	1,428.01
Bill	07/31/2024		Clayton and Mary Rider Assessing Ser...	-SPLIT-	2,359.83
Bill	07/31/2024		Consumers Energy	5265728 · Maintenance & Utilities	16.00
Bill	07/31/2024		Detroit Edison Company - Hall	5265728 · Maintenance & Utilities	32.92
Bill	07/31/2024		Detroit Edison Company - Street Lights	5440852 · Street lighting	370.73
Bill	07/09/2024		Donald N. Pennington	-SPLIT-	600.00
Bill	07/31/2024		Donald N. Pennington	-SPLIT-	2,663.75
Bill	07/31/2024		Frontier	5265728 · Maintenance & Utilities	237.73
Bill	07/31/2024		Iron Free & SoftWater Systems	5265728 · Maintenance & Utilities	25.00
Bill	07/31/2024		Jon Way	-SPLIT-	1,285.00
Bill	07/31/2024		Manchester Township	5339727 · Fire protection billing expense	24,833.70
Bill	07/31/2024		Maria Stedman	5265728 · Maintenance & Utilities	50.00
Bill	07/31/2024		Paychex - fees	5215727 · Clerk supplies & expense	159.03
Bill	07/31/2024		Paychex - payroll	-SPLIT-	6,449.67
Bill	07/31/2024		Spectrum Printers	5191727 · Election expense	120.86
Bill	07/31/2024		Toshiba	-SPLIT-	92.31
Bill	07/31/2024		Village of Clinton	5339727 · Fire protection billing expense	7,524.50
Bill	07/31/2024		Washtenaw County Road Commission	5440846 · Road Improvements	34,061.50
<b>Jul 24</b>					<b>84,226.45</b>

Aug 5, 2024  
 Accrual Basis

## Bridgewater Township Profit & Loss Budget vs. Actual April 2024 through March 2025

	Apr '24 - Mar 25	Budget	\$ Over Budget
<b>Income</b>			
Clean-up Day Grant	0	2,500	-2,500
Clean Up Donation	0	200	-200
4402 · Property tax - operation	10,966	98,807	-87,841
4405 · Property tax - fire millage	2,279	59,934	-57,655
4447 · Tax administration fee	1,900	38,000	-36,100
4448 · Tax collection fees	1,140	3,800	-2,660
4460 · Township permits	900	500	400
4465 · Land division fees	225	1,000	-775
4574 · Revenue sharing	27,285	178,249	-150,964
4665 · Interest Income	13	1,000	-987
4672 · Other Income	0	100	-100
4675 · Metro Auth.-restricted to roads	3,873	5,000	-1,127
4700 · Election Reimbursement	0	3,000	-3,000
<b>Total Income</b>	<b>48,580</b>	<b>392,090</b>	<b>-343,510</b>
<b>Gross Profit</b>	<b>48,580</b>	<b>392,090</b>	<b>-343,510</b>
<b>Expense</b>			
<b>5101000 · Township Board</b>			
5101703 · Trustee salary	1,732	5,196	-3,464
5101727 · Township supplies & expenses	32	1,200	-1,168
5101770 · Conferences & Training	0	500	-500
5102703 · Designated rep	0	500	-500
<b>Total 5101000 · Township Board</b>	<b>1,764</b>	<b>7,396</b>	<b>-5,632</b>
<b>5171000 · Supervisor</b>			
5171703 · Supervisor Salary	6,476	19,429	-12,953
5171727 · Supervisor Expense	44	1,000	-956
<b>5209000 · Assessor</b>			
5209705 · Board of Review expenses	295	1,600	-1,305
5209805 · Assessor Wages	9,039	27,118	-18,079
5209810 · Assessor Expense	1,612	2,500	-888
<b>Total 5209000 · Assessor</b>	<b>10,946</b>	<b>31,218</b>	<b>-20,272</b>
<b>Total 5171000 · Supervisor</b>	<b>17,466</b>	<b>51,647</b>	<b>-34,181</b>
<b>5173000 · Other General Government</b>			
5173715 · Social Security	1,912	7,000	-5,088
5173801 · Attorney & Consulting Expenses	640	3,000	-2,360
5173802 · Audit fees	0	5,000	-5,000
5173811 · Membership fees & dues	2,091	2,500	-409
5173890 · Newsletter (non-recyc)	0	300	-300
5173895 · Website Administrator	227	600	-373
5173912 · Insurance & Bonds	7,383	7,880	-497
5173955 · Miscellaneous	0	500	-500
<b>Total 5173000 · Other General Government</b>	<b>12,253</b>	<b>26,780</b>	<b>-14,527</b>
<b>5215700 · Clerk</b>			
5173900 · Printing & publishing	0	1,000	-1,000
5174810 · Deputy Clerk	656	3,600	-2,944
5191727 · Election expense	1,352	12,000	-10,648
5215703 · Clerk salary	6,728	20,184	-13,456
5215727 · Clerk supplies & expense	1,431	4,000	-2,569
<b>Total 5215700 · Clerk</b>	<b>10,167</b>	<b>40,784</b>	<b>-30,617</b>
<b>5253700 · Treasurer</b>			
5253701 · Tax Collection Expense	823	3,000	-2,177
5253703 · Treasurer salary	7,309	21,927	-14,618
5253704 · Deputy Treasurer Wages	144	1,600	-1,456
5253727 · Treasurer supplies & expenses	1,452	3,000	-1,548
<b>Total 5253700 · Treasurer</b>	<b>9,729</b>	<b>29,527</b>	<b>-19,798</b>

Aug 5, 2024  
 Accrual Basis

## Bridgewater Township Profit & Loss Budget vs. Actual April 2024 through March 2025

	Apr '24 - Mar 25	Budget	\$ Over Budget
<b>5265000 · Building &amp; Grounds</b>			
5265728 · Maintenance & Utilities	2,362	10,000	-7,638
5265925 · Cemetery care	1,735	3,500	-1,765
5265980 · Building improvement & equipmen	1,477	500	977
5265000 · Building & Grounds - Other	56		
<b>Total 5265000 · Building &amp; Grounds</b>	<b>5,630</b>	<b>14,000</b>	<b>-8,370</b>
<b>5301800 · Public Safety</b>			
5339727 · Fire protection billing expense	39,883	80,000	-40,117
<b>Total 5301800 · Public Safety</b>	<b>39,883</b>	<b>80,000</b>	<b>-40,117</b>
<b>5400700 · Planning &amp; zoning</b>			
5400701 · Planning			
5400727 · Planning comm. wage & expense	1,350	5,500	-4,150
5400803 · Planning consultant - on-going	935	7,000	-6,065
5411810 · Conferences & Training	0	500	-500
<b>Total 5400701 · Planning</b>	<b>2,285</b>	<b>13,000</b>	<b>-10,715</b>
5410726 · Zoning			
5410704 · Land Division Processing Fees	550	2,000	-1,450
5410727 · Zoning ad.wage & expense	3,080	7,500	-4,420
5411727 · Zon Bd of Appeals Expense	0	500	-500
<b>Total 5410726 · Zoning</b>	<b>3,630</b>	<b>10,000</b>	<b>-6,370</b>
<b>Total 5400700 · Planning &amp; zoning</b>	<b>5,915</b>	<b>23,000</b>	<b>-17,085</b>
<b>5440000 · Public works</b>			
5440846 · Road Improvements	34,062	78,956	-44,895
5440847 · Drains at large	32,938	30,000	2,938
5440849 · Clean-up Day	0	5,000	-5,000
5440852 · Street lighting	1,488	5,000	-3,512
<b>Total 5440000 · Public works</b>	<b>68,487</b>	<b>118,956</b>	<b>-50,469</b>
<b>5500000 · Contingencies</b>	<b>0</b>	<b>522</b>	<b>-522</b>
<b>Total Expense</b>	<b>171,293</b>	<b>392,612</b>	<b>-221,319</b>
<b>Net Income</b>	<b>-122,713</b>	<b>-522</b>	<b>-122,191</b>

## Bridgewater Township Sewer Operation

### Monthly Expenses

July 2024

Type	Date	Num	Name	Split	Amount
<b>Jul 24</b>					
▶ Bill	07/31/2024		City of Manchester	Plant Operator	4,366.87
Bill	07/31/2024		DTE Energy	Electricity	1,758.67
Bill	07/04/2024		Glasco UV LLC	Supplies	1,035.15
Bill	07/31/2024		Haviland	Chemicals	1,534.50
Bill	07/31/2024		Jon Way	Building & Grounds Ma...	325.00
Bill	07/31/2024		Jon Way	Building & Grounds Ma...	295.00
Bill	07/31/2024		USIC Locating Services, ...	Miss Dig Locator Service	28.60
<b>Jul 24</b>					<b>9,343.79</b>



Aug 5, 24  
 Accrual Basis

## Bridgewater Township Sewer Operation Profit & Loss Budget vs. Actual April 1 through August 5, 2024

	Apr 1 - Aug 5, 24	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Interest Income Master Account</b>		
Interest Income Checking	117.64	0.00
<b>Total Interest Income Master Account</b>	117.64	0.00
<b>Operation Maintenance Income</b>	44,400.00	0.00
<b>Total Income</b>	44,517.64	0.00
<b>Gross Profit</b>	44,517.64	0.00
<b>Expense</b>		
<b>Collection System</b>		
Collection System Equip Repairs	550.00	0.00
Grinder Pump repairs	2,059.07	0.00
Miss Dig Locator Service	1,144.06	0.00
<b>Total Collection System</b>	3,753.13	0.00
<b>Miscellaneous Expense</b>	151,350.00	0.00
<b>Treatment Plant</b>		
Building & Grounds Maintenance	2,890.00	0.00
Chemicals	3,069.00	0.00
Electricity	6,633.99	0.00
Equipment Repairs	553.04	0.00
Plant Operator	18,580.09	0.00
Supplies	1,633.28	0.00
<b>Total Treatment Plant</b>	33,359.40	0.00
<b>Total Expense</b>	188,462.53	0.00
<b>Net Ordinary Income</b>	-143,944.89	0.00
<b>Net Income</b>	<b>-143,944.89</b>	<b>0.00</b>

**Bridgewater Township Sewer Operation**  
**Balance Sheet**  
 As of July 31, 2024

	Jul 31, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
County National Bank	147,551.36
Key-Sewer O/M	
Capital Improvements Reserve	42,000.00
Key-Sewer O/M - Other	119,446.89
<b>Total Key-Sewer O/M</b>	161,446.89
Key Sewer O/M Saving	66.20
<b>Total Checking/Savings</b>	309,064.45
Accounts Receivable	
Accounts receivable	23,570.00
<b>Total Accounts Receivable</b>	23,570.00
<b>Other Current Assets</b>	
Current Year Tx Roll Receivable	5,387.70
Due From Tax	-1,507.90
Inventory Asset	65,756.00
Prepaid Insurance	2,294.00
<b>Total Other Current Assets</b>	71,929.80
<b>Total Current Assets</b>	404,564.25
<b>Fixed Assets</b>	
Accessory Building	53,320.00
Accumulated Depr - Access Bldg	-14,692.63
Equipment	101,752.20
Accumulated Depr - Equipment	-101,323.44
Sewer System Plant	1,966,444.05
Accumulated Depr - Sewer System	-876,705.78
Land	55,355.06
<b>Total Fixed Assets</b>	1,184,149.46
<b>TOTAL ASSETS</b>	1,588,713.71
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
*Accounts Payable	-6,051.10
<b>Total Accounts Payable</b>	-6,051.10
<b>Other Current Liabilities</b>	
Accounts Payable	2,982.10
Due to General Fund	-950.00
<b>Total Other Current Liabilities</b>	2,032.10
<b>Total Current Liabilities</b>	-4,019.00
<b>Total Liabilities</b>	-4,019.00
<b>Equity</b>	
Invested in capital assets, net	1,315,661.00
Opening Balance Equity	150,000.00
Unrestricted Funds (QB RE acct)	271,016.60
Net Income	-143,944.89
<b>Total Equity</b>	1,592,732.71
<b>TOTAL LIABILITIES &amp; EQUITY</b>	1,588,713.71

Bridgewater Township  
Zoning Administrator and Ordinance Enforcement Officer  
Job Description

Title: Zoning Administrator and Ordinance Enforcement Officer

Reports to Bridgewater Township Board of Trustees

Duties and Responsibilities:

1. Administer and enforce the Zoning Ordinance No. 67, as described in Section 1.06E Administration and Enforcement (attached).
2. Administer and enforce the Property Identification Ordinance No. 22; assigning new addresses to properties upon application.
3. Administer and enforce the Storage and Disposal Junk Ordinance No 37.
4. Review land division applications for zoning compliance at the request of the assessor.
5. Serve as primary telephone and email contact person for ordinance questions and complaints, and for assistance with certificate of zoning compliance applications. Be available for meetings with applicants for certificates of zoning compliance by appointment.
6. Prepare findings of fact for the Planning Commission and Zoning Board of Appeals and attend their meetings as necessary. Attend Township Board meetings as requested.
7. Provide the Township Board and Planning Commission with a monthly written activity report.
8. Attend seminars and other continuing education classes as appropriate, with Township Board approval prior to attendance.

Minimum Requirements:

1. High school diploma or general equivalency diploma (G.E.D.).
2. Valid driver's license and personal vehicle.
3. Ability to understand and interpret drawings, diagrams, and property descriptions.
4. Previous related work experience or training would be helpful.
5. Good communication skills, both written and oral.
6. Good interpersonal skills to interact effectively with citizens and township officials
7. Ability to meet deadlines, to organize, prioritize and work independently.

## **BRIDGEWATER TOWNSHIP ZONING ORDINANCE NO 67**

### **Article 1.0 Administration and Enforcement**

#### **Section 1.06E Zoning Administrator Duties and Responsibilities**

The provisions of this Ordinance shall be administered and enforced by the Zoning Administrator, and any other ordinance enforcement officials as designated and authorized by the Township Board. The Township Board shall appoint the Zoning Administrator, who shall have the following duties and responsibilities:

1. The Zoning Administrator shall interpret all provisions of this Ordinance in such a way as to preserve and promote the character of the zoning district in question, and carry out the intent and purposes of this Ordinance and the Township's Master Plan. Such interpretations shall be subject to appeal to the Zoning Board of Appeals by an aggrieved party per Section 17.06 (Interpretations).
2. The Zoning Administrator shall administer and enforce this Ordinance precisely as written, and shall not modify, vary or ignore the terms of this Ordinance nor grant exceptions to the actual meaning of any clause, order or regulation.
3. The Zoning Administrator shall have the authority to receive applications for and issue certificates of zoning compliance in compliance with this Ordinance.
  - a. It shall be unlawful for the Zoning Administrator to approve any plan, issue any certificate of zoning compliance, or grant any other approval authorized under this Ordinance except in conformance to all applicable provisions of this Ordinance.
  - b. The Zoning Administrator shall not refuse to approve a certificate of zoning compliance upon determination that the applicant has complied with all conditions imposed by this Ordinance, despite violations of private contracts, covenants or agreements that may result from work performed or improvements made under the approved permit or certificate.
  - c. The Zoning Administrator shall issue all necessary notices or orders to ensure compliance with these provisions.
4. The Zoning Administrator shall make all inspections required by this Ordinance, and all inspections necessary to enforce this Ordinance. The Zoning Administrator may engage the assistance of other Township officials, legal counsel, the Township Planner, and other designated consultants in making such inspections. The Zoning Administrator may engage other experts as needed, subject to Township Board approval.
5. The Zoning Administrator shall be responsible for making periodic inspection of the Township for the purpose of identifying violations of this Ordinance, and shall have the authority to initiate investigations into alleged violations of these regulations, investigate complaints of Ordinance violations, issue warnings and citations, and

make inspections of buildings or premises necessary to carry out the enforcement of this Ordinance.

- a. If the Zoning Administrator shall find that any of the provisions of this Ordinance are being violated, he or she shall promptly notify the person(s) responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it.
  - b. The Zoning Administrator shall order the discontinuance of unlawful uses of land or structures, removal of unlawful structures or alterations, discontinuance of work performed in violation of this Ordinance, and shall take such action(s) authorized by this Ordinance to ensure compliance with or prevent violation of Ordinance provisions.
6. The Zoning Administrator shall keep official records of applications received, certificates issued, fees collected, reports of inspections, and notices and orders issued.
  7. The Zoning Administrator shall submit to the Township Board an annual report or a report issued at more frequent intervals, as requested by the Township Board, in which a summary of the activities of the office is presented.
  8. The Zoning Administrator shall provide citizens and public officials with information relative to these regulations and related matters, and shall assist applicants in completing forms and following zoning approval procedures.

August 4, 2024

TO: Laurie Fromhart and the Bridgewater Township Board

FROM: Carl Werner

RE: Bridgewater Township Zoning Administrator

I have been asked to give you an informal “resume” so that all of you would know a little more about me before the August 2024 Board Meeting. Since it has been over forty years since I have written a formal resume, I decided to give you a bullet point presentation of relevant factors.

#### RESIDENCE

- I have been a resident of Manchester for almost 40 years. I moved to Sharon Township in 1985 and then to Manchester Township in 2000. I currently live on West Austin Road.
- I have five children, all of whom graduated from Manchester.

#### EMPLOYMENT

- I spent 24 years as a police officer with the Washtenaw County Sheriff’s Department and retired from the Sheriff’s Department in 2002 as a Sergeant.
- During my career, I was assigned to the Manchester station from 1989 through 1995 and was Village Chief of Police during that time.
- After retirement, I managed my brother’s insurance agency in Ann Arbor for a little over a year and was a licensed insurance agent.
- After deciding to not buy my brother’s agency, and at the vote of our children, I spent the next seven years as “Mr. Mom” while my wife pursued her career in the legal field.
- By the time all my children had graduated and left for college, I started a pool service and maintenance company which I ran for about 14 years.

#### EXPERIENCE RELEVANT TO ZONING

- About three years ago, Ron Milkey asked me to become member of the Zoning Board of Appeals, which I accepted.

- Shortly after accepting the ZBA position, I had several discussions with Ron regarding the need to update our out-of-date Zoning Ordinance book, which lead to me being hired to review and update our current Zoning Ordinance. I spent over a year reviewing our ordinances and related history.
- About six months ago an opportunity presented itself for me to join the Planning Commission, which I accepted.

## IN CONCLUSION

The experience with both the Zoning Board of Appeals and Planning Commission has made me adept to the zoning in Manchester Township. I realize that Bridgewater Township is not Manchester Township. Luckily the processes are similar, it is just learning the specifics. I have already begun printing and reading the Bridgewater Zoning Ordinance so I can familiarize myself with what Bridgewater wants for its township.

Regarding enforcement, let me just say that my career in law enforcement will make me capable in that area. I am not a believer in, "it's either black or white". There is always a sliding scale of "acceptable area" and I believe that working with people so both the Township and the person are satisfied is the best approach whenever possible. My only stake in issues is to see that both the Township and client are as satisfied as possible.

As for the day-to-day operation of the Zoning Administrator, my schedule is quite flexible so I will be able to be quite accommodating for people's requests. I do want you to know that I do take the position seriously and will address each request thoroughly. In Manchester Township, I routinely do site inspections when I am looking at Zoning issues. I find that direct contact through site visits is the best way to understand what is needed. A practice I would intend to continue in Bridgewater Township.

If accepted as Zoning Administrator, I will do my best to fill the position in the way Bridgewater Township wants the position to be administered. I am always open to guidance in achieving that goal.

Sincerely,

Carl Werner

## RE: Bridgewater Township Fall Clean-Up Day

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From: Kevin Shipman (kevin@stevensdisposal.com)

To: bridgewaterwpsupervisor@yahoo.com

Date: Tuesday, July 30, 2024 at 09:08 AM EDT

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Good Morning Laurie

We have the September 28<sup>th</sup> or October 5<sup>th</sup> available. Please let me know which you prefer and we will get it booked. The rate will be \$1,600.00 per compacted truck load.

Thank you,  
Kevin

Kevin R. Shipman  
Customer Relations/Municipal Manager  
[Stevens Disposal & Recycling Inc.](#)  
O-734 -279 -7230  
C-419-467-3083

---

**From:** Laurie Fromhart <bridgewaterwpsupervisor@yahoo.com>  
**Sent:** Wednesday, July 24, 2024 4:52 PM  
**To:** Kevin Shipman <kevin@stevensdisposal.com>  
**Subject:** Bridgewater Township Fall Clean-Up Day

Hi Kevin,

Bridgewater Township is looking for trash disposal for our fall clean up day for either Saturday, September 28th or October 12th. We would need 3 trucks with staff. Our event is usually 4 hours from 10 am to 2 pm.

Please let me know if either of these days would work. I will also need a quote for costs.

Thanks,

Laurie Fromhart  
Bridgewater Township Supervisor  
10990 Clinton Rd  
Manchester, MI 48158  
Cell: 734-223-2766



## Hello from WAVE

---

From: Marie Gress (mgress@wavebus.org)  
To: bridgewaterwpsupervisor@yahoo.com  
Cc: sgrifka@wavebus.org; rmilkey@twp-manchester.org  
Date: Thursday, December 21, 2023 at 01:55 PM EST

---

Hello Bridgewater Supervisor -


My name is Marie Gress, I've been the interim executive director at WAVE since May and full time executive director as of November! I'm excited to do good work here.

I got your information from Ron Milkey at Manchester Township. When we were speaking last summer/fall, they expressed the importance of including Bridgewater in transportation conversations.

I see that I reached out in August, I wanted to bump back up in your inbox and see if we could get coffee? I wanted to share how we currently provide services in your area and learn what else your community might be looking for.

My calendar and phone number are both in my signature below. Feel free to use my calendar to find a time that works best for you!

--

**Marie Gress**, LMSW-Macro  
Executive Director  
she/her | pronounced: MA-ree Gr-ess  
12172 Jackson Rd | Dexter, MI 48130 | (734) 323-0191  
[Get on My Calendar](#) 

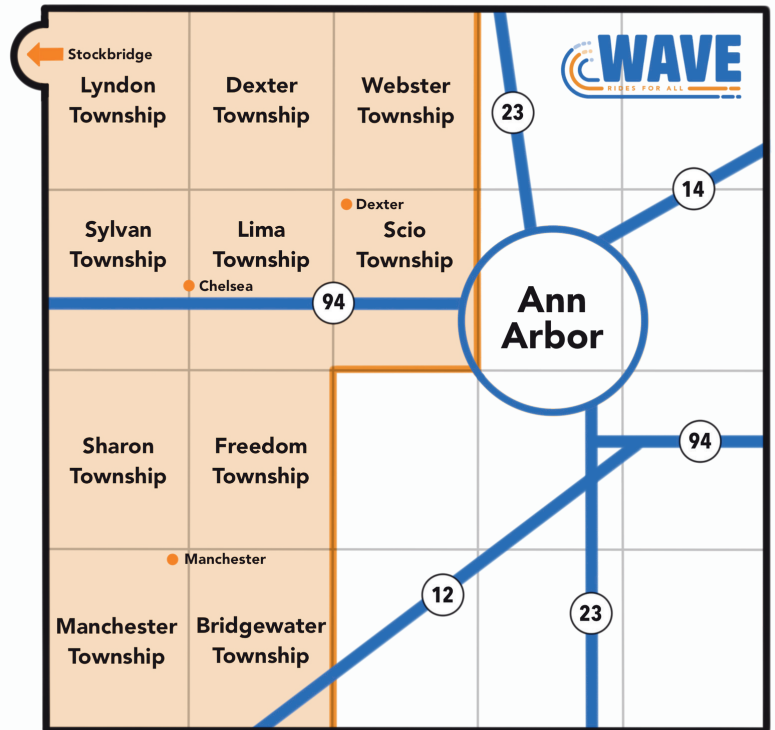


[ridethewavebus.org](http://ridethewavebus.org) Insta: [@thewavebus](https://www.instagram.com/thewavebus) FB: [/thewavebus](https://www.facebook.com/thewavebus)

*Confidentiality Notice: This e-mail, including any attachments, are the property of Western-Washtenaw Area Value Express (WAVE) and is intended for the sole use of the intended recipient(s). It may contain information that is privileged and confidential. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please delete this message, and reply to the sender regarding the error in a separate email.*

# WAVE Oct 2022 – Sept 2023

Providing Rides to All in  
Western Washtenaw County



## People

73% are 60+  
69% have a disability



## Operations

12 Routes, 20 Drivers  
24,500 Driving Hours



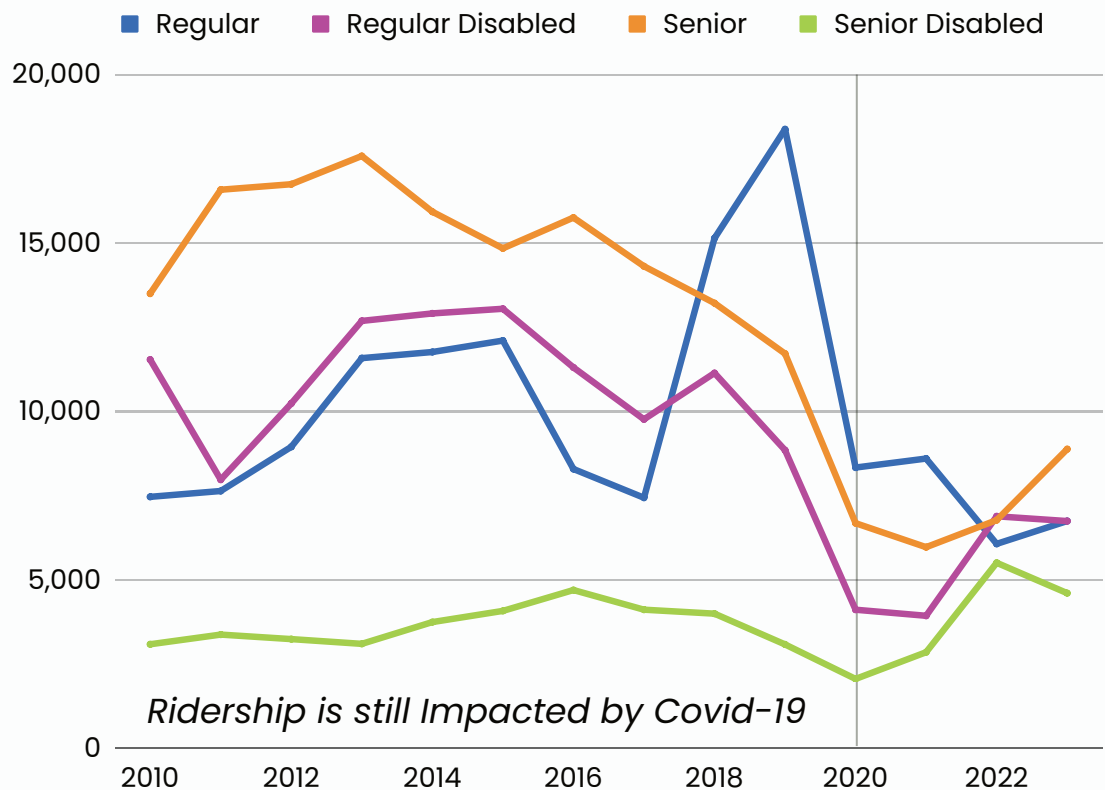
## Trips

27,000



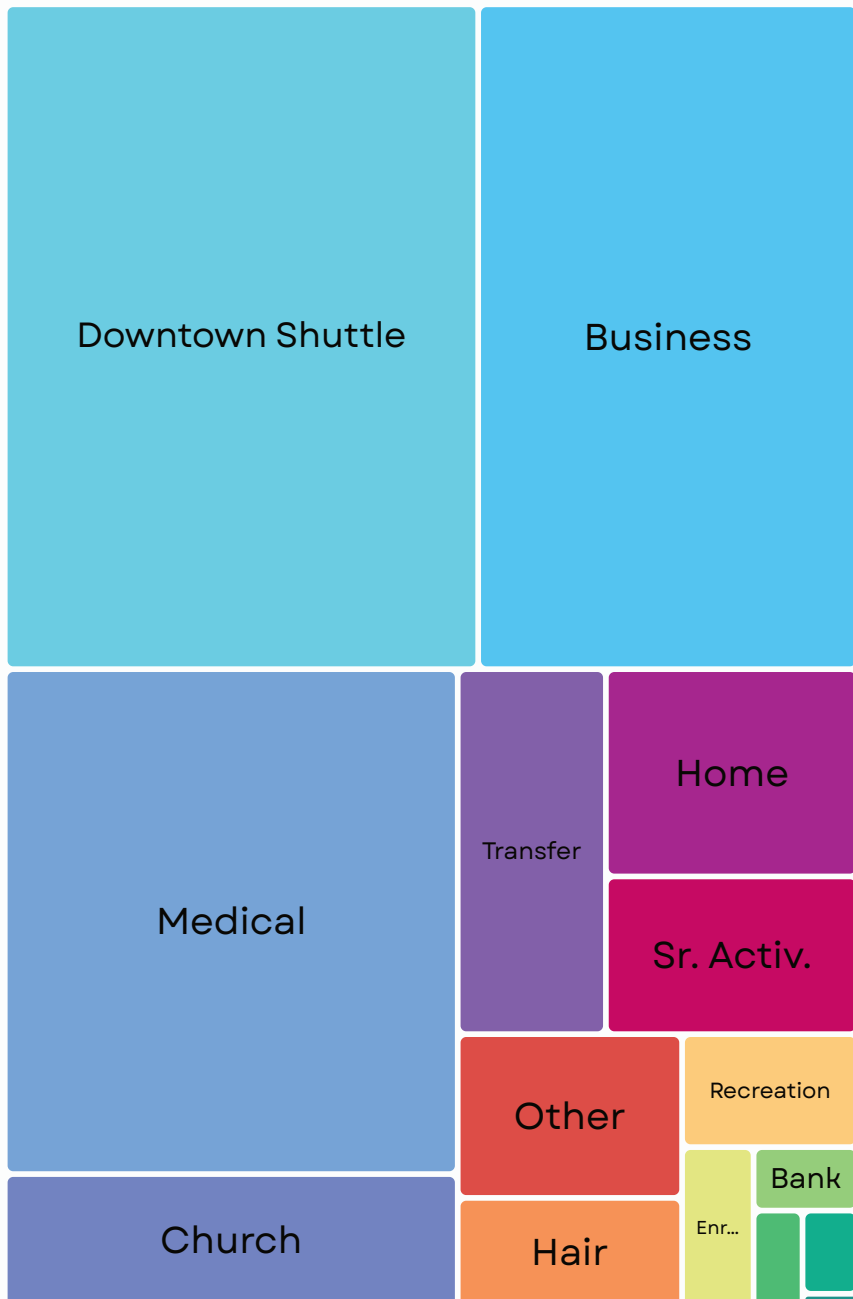
## Miles

300,000



# Chelsea "Traffic"

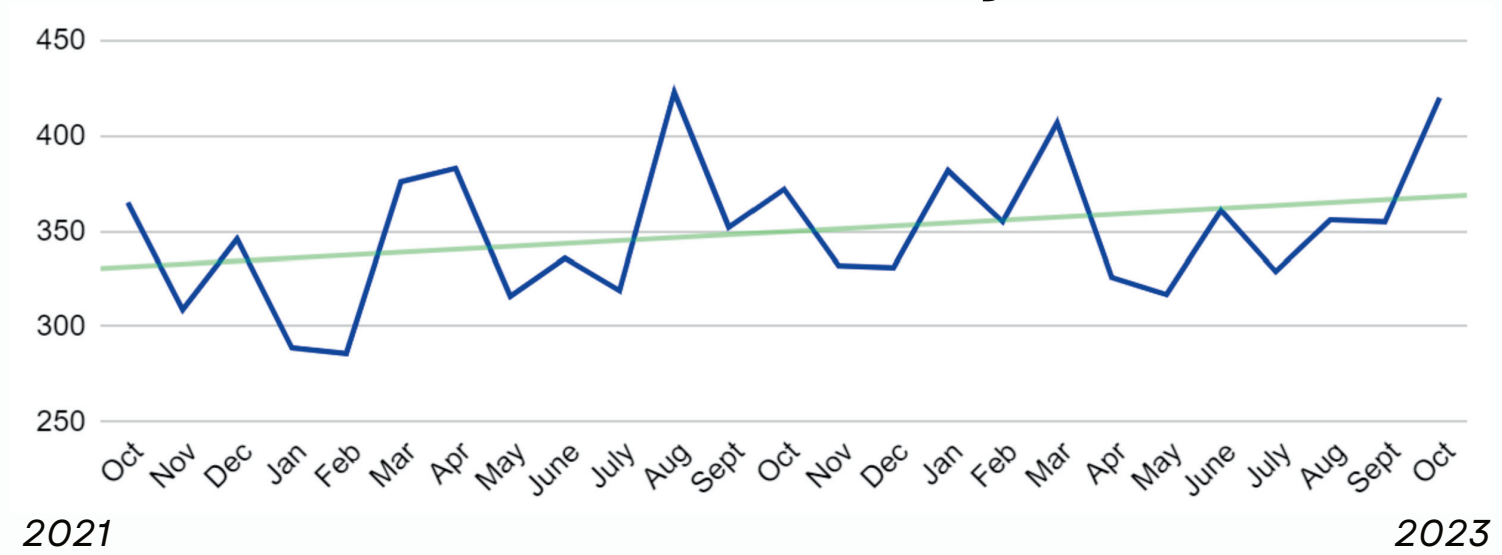
*Downtown Shuttle | Community Connector | Door-to-Door Services*



City of Chelsea	9,744
Township of Sylvan	647
Manchester	419
City of Dexter	378
Township of Scio	239
Township of Lyndon	85
City of Ann Arbor	73
Stockbridge	69
Other	28
Township of Lima	17
Township of Webster	14
Township of Ann Arbor	13
Township of Sharon	10

# City of Chelsea Door-to-Door Data

*More Service Every Year*

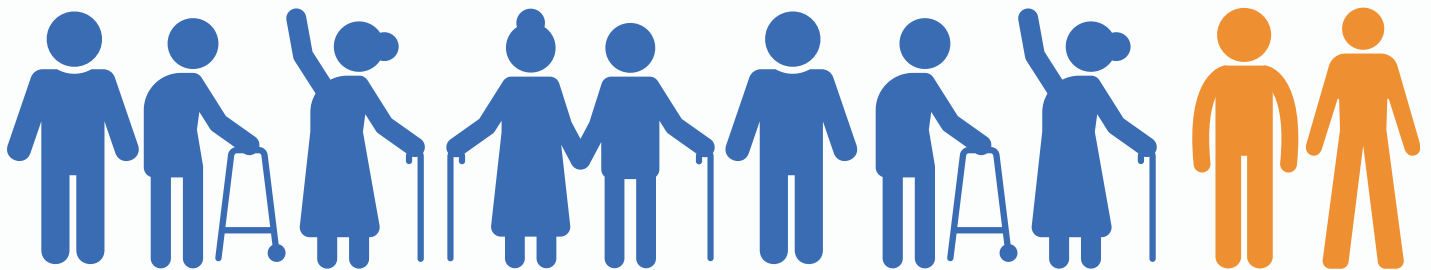


In FY23, Chelsea Residents took 4223 rides.

On average, each took 6-7 rides a month.

8 out of 10 were 60+,

2 out of 10 were under 60.



# WAVE 2024-25 Updates

Providing Rides to All in  
Western Washtenaw County



## Youth

Youth need access to the places they need to go - after school activities, work, home, the mall or the game with friends.

Our plans include stronger partnerships with the local school districts and increasing evening hours.



## Safety

With upgrades to vehicle cameras and monitoring equipment, first aid/CPR certifications, child and elder abuse training - safety is stronger priority than ever before.

We have started conversations with local businesses to support evening and weekend Safe Rides Home for those unable to drive themselves.



## Workforce

There are many businesses struggling to keep a workforce, including ourselves. We are exploring new routes specifically for getting to and from work, including a transfer from Jackson County.

We have also shifted some of our own driver schedules to allow for dual employment at the local schools.



## Electrification

1-2 Electric Vans, 8 Electric Buses, and charging stations to help lower our own carbon footprint.



## Special Event Express

WAVE prioritizes community and is eager to provide rides that support local gatherings and events.



## Affordability

Starting with **Free Fare February** and leveraging donated dollars, WAVE hopes to decrease the fares significantly to increase transit accessibility.



July 6, 2024

Lauri Fromhart, Bridgewater Township Supervisor  
Bridgewater Township Board  
10990 Clinton Road  
Manchester, MI 48158

Thanks to the support of Manchester citizens, the Townships and the City, the Manchester Area Senior Citizens Council (MASCC) has been able to reinstate our Tuesday/Thursday luncheons and offered educational and social activities.

It has become financially impossible for us to continue funding our senior bus. We have made our bus available to Chelsea WAVE to provide free rides five days a week.

As I'm sure you have heard, MASCC is working hard to raise funds for the renovation and furnishing of a permanent Manchester Area Senior Center. We recognize that your municipality cannot fund improvements to another facility. However, we need furnishings that will be the property of MASCC. Attached is the list of items required for us to be able to provide meals and activities in the new center.

If your Board feels it is more appropriate support, MASCC requires funds to cover expenses such as insurance, printing and mailing of our Trumpeter Newsletter, special meals and activities.

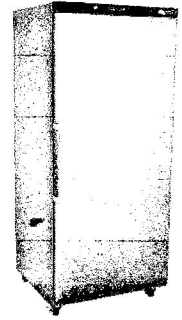
We deeply appreciate your continued support. If you would like, we will be glad to have a representative attend your Board Meeting.

Sincerely,

*Charlene Provey*

Charlene Provey, President  
Manchester Area Senior Citizens Council

## MASCC NEW CENTER FURNISHINGS



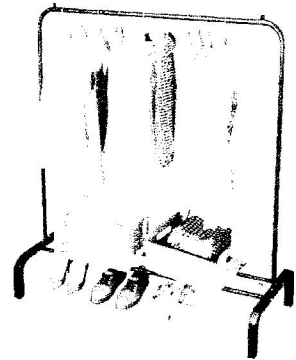
22 cu ft 1-door bottom mount reach in refrigerator 32" 1-**\$1,000**

Upright Freezer 17 Cu.Ft, Conversion Freezer/Refrigerator, Stand Up Frost Free Freezer, Freestanding Vertical Freezer with Garage Ready, Front Open Single Door,



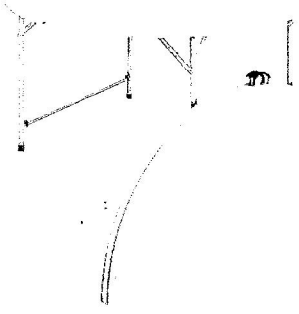
Energy Star, Stainless steel 1-**\$1,200**

**36" refrigerated salad bar to enhance lunches 1-\$2,659**



Metal clothing rack, 43.3 inches rack with bottom shelf for hanging coats and boot storage \$40 ea 5 - **\$200**

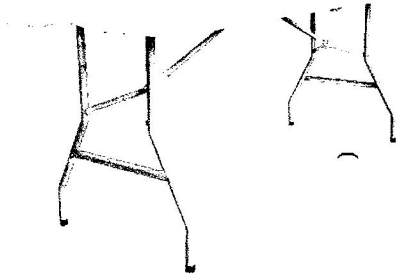
Round folding table, 4.5 ft heavy duty bi-fold commercial



\$170 ea

12 - \$2,040

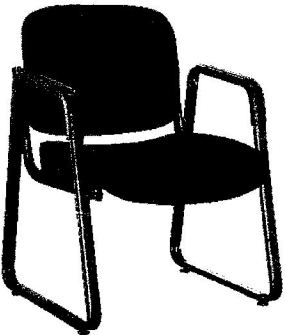
6 foot folding table 6 ft portable plastic table with handle, fold in half heavy duty lightweight utility table, indoor outdoor



\$90 ea

6 - \$540

Fabric guest chair, 5" height X 29.5" width X 51.2" length, black, weight capacity 275 lbs.



\$115 ea

40 - \$4,600



# Sample CREO, guidance for MTA members to prepare for PA 233 implementation

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From: Michigan Townships Association (legislation@michigantownships.org)

To: bridgewaterwpsupervisor@yahoo.com

Date: Friday, July 19, 2024 at 04:43 PM EDT

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## MTA Alert

### Sample CREO, guidance for MTA members to prepare for PA 233 implementation

With the passage of [Public Act 233 of 2023](#), which goes into effect Nov. 29, 2024, townships and other local units of government are generally preempted from siting control for certain utility-scale renewable energy facilities—solar, wind, and energy storage (battery) facilities. These facilities are defined as having a nameplate capacity of 50 megawatts or more for solar, 100 MW or more for wind, and 50 MW or more for energy storage facilities with an energy discharge capability of 200 MWh or more. Under PA 233, siting authority for these facilities moves to the Michigan Public Service Commission. There, however, are a couple of exceptions to this new preemption.

First, PA 233 sets up a process to require an applicant to go through the local unit of government for approval and bypass the commission, if the local unit has a compatible renewable energy ordinance (CREO). A CREO is an ordinance that provides for the development of utility-scale energy facilities within the local unit of government that are no more restrictive than provisions included in Section 226(8) of PA 233. Section 226(8) delineates separate siting regulations for each of the three types of renewable energy facilities. It should be noted that Section 226(8) is not as detailed as most current zoning ordinances. While a CREO is very limited, it does still allow the local government to retain the siting approval process.



#### Sample Documents:

[Compatible Renewable Energy Ordinance \(CREO\)](#)

[Renewable Energy Land Use Application](#)

[Zoning Application Fee and Escrow Policy Resolution](#)

[Escrow Fee Policy Affidavit](#)

The second preemption exception simply allows an applicant to choose to go under a local unit's zoning regulations and not under PA 233 at all. This option will normally only occur if the local government has a "workable ordinance." A workable ordinance will set out zoning provisions that control the siting of utility-scale renewable energy facilities in such a manner that the applicant believes they can reasonably site a facility in your township. If it is too prohibitive, the applicant can choose instead to go through the PA 233 preemptive process.

PA 233 contains several gray areas in the statute regarding its implementation, and the commission has held stakeholder meetings since April on implementation and guidance. The [latest draft guidance](#) was released in late June. MTA and the Association's legal counsel has provided input and feedback to the Commission on all proposed guidance to date—the [most recent feedback](#) provided on July 17. We believe there are many areas of the new law that require further clarification prior to implementation. However, the commission is not anticipated to provide final guidance for implementation until September, at the earliest.

One issue that remains unclear as to what final commission guidance is whether a CREO can only be adopted by a municipality that exercises zoning authority. Thus, it is unclear whether a local municipality can adopt a CREO through a police power ordinance. Another issue pending final commission guidance is whether the CREO can contain considerations greater than just those in Section 226(8) of PA 233. The commission is considering whether a CREO can contain broader considerations as long as they are no more stringent than what the commission may consider when processing an application. MTA will be monitoring these issues among others as we await final guidance.

Therefore, at this time, based on the recommendation of the Association's legal counsel, MTA is providing a [sample CREO](#) that could be adopted by a township that engages in zoning and that mirrors the limited provisions in Section 226(8). MTA is also providing a [sample application](#), a [sample escrow policy](#) and a [sample escrow affidavit](#). The escrow documents are extremely important to help assure that the applicant is paying for the full cost of processing their application, rather than the township absorbing the costs on the backs of its taxpayers. Please understand that if a CREO is not properly adopted or administered, the applicant can jump back into the MPSC approval process, and the municipality is penalized (i.e., loss of intervenor funds normally provided to municipality when an applicant goes through the MPSC siting process).

MTA will also be providing a sample “workable” ordinance, which should be available in the upcoming weeks. Again, the workable ordinance would provide broader local regulation and would not constitute a CREO. If a municipality uses a workable ordinance, an applicant can jump out of that process at any time and choose to go under PA 233. If a township utilizes this option and denies an application, the applicant would still be allowed to go to the commission for approval. An important distinction from the CREO is that, under this circumstance, the township would retain the ability to receive intervenor funds for engagement at the commission level.

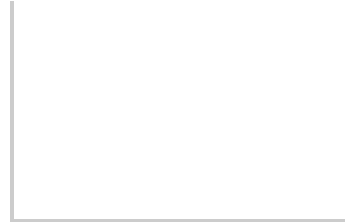
Due to the fact final guidance has not been provided by the commission and several large issues remain unresolved, MTA anticipates providing revisions to the sample CREO and sample documents as further clarification is provided. Thus, please note the date highlighted at the bottom of each document reflects the most recent version. **Additionally, this is not intended to be legal advice, and members should consult with their legal counsel before adopting any of these sample documents.**

To summarize, based on interpretation to date, a township has three options available should an applicant seek to locate a utility-scale renewable energy facility:

- 1. Adopt a CREO** that is in compliance with PA 233, specifically Section 226(8). This requires all applicants to submit their application with the township and only permits the application to move to the state if the township denies the application for any reason other than the application’s noncompliance with Section 226(8), if the township fails to timely act on the application, or if the township improperly amends its ordinance to be more restrictive than Section 226(8) after stating it has a CREO.
- 2. Adopt a “workable” renewable energy ordinance.** This option means that the township does not have a CREO, but has renewable energy zoning ordinance in place that is “workable” for an applicant to locate a facility in the jurisdiction.
- 3. Do nothing** and an applicant would submit an application for a utility-scale renewable energy facility to the MPSC. Under this option, the applicant must pay the township certain intervenor funds that the township can expend to intervene in the state proceedings on the application.

Again, these sample documents are not intended to be legal advice but rather guidance for your township as you prepare for the implementation of the new law. As

indicated, MTA will continue to update these documents once further guidance and clarification is provided by the commission. Watch Township Focus, Township Insights and other MTA communications, as well as our ["Renewable Energy" webpage](#) for additional updates and information as it becomes available.



Michigan Townships Association | 512 Westshire Drive, Lansing, MI 48917

[www.michigantownships.org](http://www.michigantownships.org)



Michigan Townships Association | 512 Westshire Drive | Lansing, MI 48917 US

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# WASHTENAW COUNTY OFFICE OF THE SHERIFF



JERRY L. CLAYTON  
SHERIFF

2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ OFFICE (734) 971-8400 ♦ FAX (734) 973-4624 ♦ EMAIL [sheriffinfo@ewashtenaw.org](mailto:sheriffinfo@ewashtenaw.org)

MARK A. PTASZEK  
UNDERSHERIFF

July 1, 2024

Laurie Fromhart  
Bridgewater Township Supervisor  
10990 Clinton Rd  
Manchester, MI 48158

Dear Ms. Laurie Fromhart,

The Sheriff's Office is pleased to provide the attached June 2024 police services report for Bridgewater Township. This report provides a variety of information including time in the Township by position, traffic enforcement activity, total calls for service (including the State Police), and Deputies from other contract jurisdictions who responded to calls in Bridgewater Township. Also included is the breakdown of calls for the month, which includes the date and area where the incident was located.

As a reminder for residents they can sign up for "Up-to-the-minute updates" from the Washtenaw County Sheriff's Office by email or cell phone at [www.washtenaw.org/alerts](http://www.washtenaw.org/alerts).

Also available to residents is the ability to sign up for house checks if they are going out of town for a period of time. The house watch form can be found at <https://www.washtenaw.org/1743/House-Watch>.

If you have questions, wish further information or clarification please contact me at [hunta@washtenaw.org](mailto:hunta@washtenaw.org) or at 734-660-6870.

Respectfully submitted on behalf of Sheriff Clayton,

*Alan Hunt*

Alan Hunt, Lieutenant  
Sheriff's West Operations



# BRIDGEWATER TOWNSHIP MONTHLY POLICE SERVICES DATA

## June 2024

JERRY L. CLAYTON  
SHERIFF

Incidents	Month 2024	Month 2023	% Change	YTD 2024	YTD 2023	% Change
Traffic Stops	2	0	+	20	31	-35%
Citations	2	0	+	16	21	-24%
<b>Calls for Service Total</b>	38	34	12%	193	231	-16%
<b>Calls for Service</b> <i>MSP Handled</i>	13	8	63%	84	78	8%
<b>Calls for Service</b> <i>WCSC Handled</i>	2	0	+	21	39	-46%
<b>Calls for Service</b> <i>Administratively cleared</i>	14	25	-44%	76	109	-30%
<b>Animal Complaints</b> <i>(ACO Response)</i>	1	0	+	5	4	25%
<b>Into Area Time</b>	<b>Month</b> <i>(minutes)</i>	<b>YTD</b> <i>(minutes)</i>	+ = Positive Change - = Negative Change			
<b>Animal Control</b>	46	46				
<b>Deputy Sheriff</b>	50	50				
<b>Investigative Ops (DB)</b>	0	0				
<b>County Wide Patrol</b>	0	0				
<b>Secondary Road Patrol</b>	20	20				
<b>Command</b>	130	130				
<b>Animal Control</b>	County funded animal control officer responding to complaints involving domestic animals or wild animals that have been domesticated.					
<b>Deputy Sheriff</b>	Deputies under contract by another jurisdiction who perform law enforcement duties in non-contract areas.					
<b>Investigative Ops (DB)</b>	County funded detectives/investigators who have additional training, experience, and equipment to perform higher level law enforcement duties.					
<b>County Wide Patrol</b>	County funded county wide road patrol deputies who primarily perform law enforcement duties in non-contracting areas.					
<b>Secondary Road Patrol</b>	A partially funded grant to provide traffic enforcement on secondary roads throughout the county. Respond to and investigate traffic related incidents on secondary roads. On call investigators for serious injury and fatal motor vehicle crashes.					

## Bridgewater Township Monthly Call Report

INCIDENT	DATE/TIME	CFS Verified Offense	ADDRESS	CITY
240041849	6/4/24 10:05 AM	L3597 Non Terminal - WD	10400 BLOCK KIES RD	BRIDGEWATER TWP
240042018	6/4/24 19:58 PM	L3597 Non Terminal - WD	9600 BLOCK CLINTON RD	BRIDGEWATER TWP
240042293	6/5/24 18:49 PM	L3597 Non Terminal - WD	21200 BLOCK W WILLOW RD	BRIDGEWATER TWP
240042528	6/6/24 15:10 PM	C3730 - Traffic Complaint / Traffic Miscellaneous A Comple	AUSTIN RD / SCHELLENBERGER RD	BRIDGEWATER TWP
240042586	6/6/24 18:04 PM	L3523 - MSP Calls - WD	AUSTIN RD / KAISER RD	BRIDGEWATER TWP
240043089	6/8/24 09:57 AM	L3597 Non Terminal - WD	11800 BLOCK W BEMIS RD	BRIDGEWATER TWP
240043398	6/9/24 12:08 PM	L6199 BOL - Be on the Lookout - WD	W MICHIGAN AVE / ARKONA RD	BRIDGEWATER TWP
240043671	6/10/24 13:12 PM	L3523 - MSP Calls - WD	E MICHIGAN AVE / LIMA CENTER RD	BRIDGEWATER TWP
240043736	6/10/24 18:01 PM	L3523 - MSP Calls - WD	E AUSTIN RD / CLINTON RD	BRIDGEWATER TWP
240043930	6/11/24 12:39 PM	L6199 BOL - Be on the Lookout - WD	CLINTON RD / FISK RD	BRIDGEWATER TWP
240043940	6/11/24 13:33 PM	L3523 - MSP Calls - WD	E MICHIGAN AVE / LIMA CENTER RD	BRIDGEWATER TWP
240044046	6/11/24 19:41 PM	L3597 Non Terminal - WD	12000 BLOCK W BEMIS RD	BRIDGEWATER TWP
240044389	6/12/24 21:59 PM	L3523 - MSP Calls - WD	E AUSTIN RD / SCHNEIDER RD	BRIDGEWATER TWP
240044441	6/13/24 06:20 AM	L3523 - MSP Calls - WD	E AUSTIN RD / ERNST RD	BRIDGEWATER TWP
240044599	6/13/24 16:38 PM	L6199 BOL - Be on the Lookout - WD	BARTLETT RD / ALLEN RD	BRIDGEWATER TWP
240044900	6/14/24 15:57 PM	C3999 Alarms All Other	13300 BLOCK CLINTON RD	BRIDGEWATER TWP
240045107	6/15/24 04:09 AM	L3523 - MSP Calls - WD	12100 BLOCK HOGAN RD	BRIDGEWATER TWP
240045410	6/16/24 08:46 AM	L3597 Non Terminal - WD	12000 BLOCK W BEMIS RD	BRIDGEWATER TWP
240045796	6/17/24 16:50 PM	L3523 - MSP Calls - WD	E MICHIGAN AVE / MCCOLLUM RD	BRIDGEWATER TWP
240046169	6/18/24 17:56 PM	L6199 BOL - Be on the Lookout - WD	AUSTIN RD / S PARKER RD	BRIDGEWATER TWP
240046197	6/18/24 20:14 PM	L3597 Non Terminal - WD	8300 BLOCK BOETTNER RD	BRIDGEWATER TWP

## Bridgewater Township Monthly Call Report

INCIDENT	DATE/TIME	CFS Verified Offense	ADDRESS	CITY
240046657	6/20/24 12:18 PM	L3597 Non Terminal - WD	21500 BLOCK W WILLOW RD	BRIDGEWATER TWP
240046708	6/20/24 15:34 PM	L6199 BOL - Be on the Lookout - WD	W MICHIGAN AVE / W WILLOW RD	BRIDGEWATER TWP
240046709	6/20/24 15:29 PM	L6199 BOL - Be on the Lookout - WD	E MICHIGAN AVE / LIMA CENTER RD	BRIDGEWATER TWP
240046781	6/20/24 19:52 PM	L3597 Non Terminal - WD	11100 BLOCK FISK RD	BRIDGEWATER TWP
240047086	6/21/24 21:35 PM	L3597 Non Terminal - WD	8400 BLOCK BOETTNER RD	BRIDGEWATER TWP
240047278	6/22/24 15:34 PM	C3730 - Traffic Complaint / Traffic Miscellaneous A Comple	CLINTON RD / BURMEISTER RD	BRIDGEWATER TWP
240047464	6/23/24 09:41 AM	L3597 Non Terminal - WD	8200 BLOCK EISMAN RD	BRIDGEWATER TWP
240047773	6/24/24 13:43 PM	C3808 - Animal Bite / Scratch	10700 BLOCK LIMA CENTER RD	BRIDGEWATER TWP
240047798	6/24/24 15:05 PM	L3523 - MSP Calls - WD	11600 BLOCK W BEMIS RD	BRIDGEWATER TWP
240047903	6/24/24 21:51 PM	L3597 Non Terminal - WD	21500 BLOCK W WILLOW RD	BRIDGEWATER TWP
240047997	6/25/24 09:03 AM	L3523 - MSP Calls - WD	9100 BLOCK HACK RD	BRIDGEWATER TWP
240048045	6/25/24 12:48 PM	L3523 - MSP Calls - WD	13300 BLOCK CLINTON RD	BRIDGEWATER TWP
240048106	6/25/24 16:10 PM	L3523 - MSP Calls - WD	12500 BLOCK E MICHIGAN AVE	BRIDGEWATER TWP
240048322	6/26/24 09:59 AM	L3523 - MSP Calls - WD	12100 BLOCK CLINTON RD	BRIDGEWATER TWP
240048397	6/26/24 14:34 PM	L3597 Non Terminal - WD	14400 BLOCK E AUSTIN RD	BRIDGEWATER TWP
240048435	6/26/24 16:49 PM	L3597 Non Terminal - WD	14400 BLOCK E AUSTIN RD	BRIDGEWATER TWP
240049051	6/28/24 18:53 PM	L6199 BOL - Be on the Lookout - WD	E AUSTIN RD / NEAL RD	BRIDGEWATER TWP



# Bridgewater Township

## Zoning Administrator Report

June and July 2024

During this period, the following applications were received, reviewed, and acted upon. Also included is a summary of ordinance enforcement and administration activities:

### Zoning Compliance Certificates and Administrative Site Plan Approval:

1. **Zoning Compliance Certificate – Haley (10899 Bemis Rd.).** Application for zoning approval to construct a new single-family dwelling and garage accessory structure. Not approved. The application was missing required information, the scope of proposed grading, fill, and the initially proposed off-site removal of over 4,000 cubic yards of material was not consistent with Township ordinances, and the plans related to the garage accessory structure did not fully conform to Zoning Ordinance requirements. The applicant is close to completing a revised submittal that is anticipated to be consistent with applicable standards.
2. **Zoning Compliance Certificate – Stacy (10915 Bemis Rd.).** Application for zoning approval to construct a new single-family dwelling and garage accessory structure. Not approved. The application was missing required information and the plans related to the garage accessory structure did not fully conform to Zoning Ordinance requirements. The applicant is working on revised plans.
3. **Zoning Compliance Certificate – Stacy (10915 Bemis Rd.).** Application for zoning approval to construct two (2) agricultural buildings (1,600 and 1,800 square-feet) on this currently vacant lot. Approved.
4. **Zoning Compliance Certificate – Steven Wahl (10640 Willow Rd.).** Application for zoning approval to construct a front porch addition to an existing single-family dwelling. Not approved, due to missing required information and a possible encroachment into the minimum required 75-foot front yard setback from the road right-of-way (a survey is needed to verify an accurate front yard setback dimension).
5. **Zoning Compliance Certificate – Hayes (12701 Clinton Rd.).** Application for zoning approval to construct a new 640 square-foot deck in the rear yard. Approved.
6. **Zoning Compliance Certificate – Wilkosz (13301 Allen Rd.).** Application for zoning approval to construct a new single-family dwelling. Not approved, due to missing required information and an inaccurate and incomplete plot plan drawing of the proposed location.
7. **Zoning Compliance Certificate – Conklin (8996 Neal Rd.).** Application for zoning approval to construct a new 2,800 square-foot pole barn as a residential accessory structure in the front yard. Approved per revised plans.
8. **Zoning Compliance Certificate – Nelson (12595 Hogan Rd.).** Application for zoning approval to construct a new 312 square-foot detached residential accessory structure in the side yard. Not approved, due to missing required information and an encroachment into the minimum required 10-foot separation distance between structures. The owner had already dug a foundation (without required permits) at a location too close to an adjacent structure, but ceased activity upon notification of the encroachment.
9. **Zoning Compliance Certificate – Simkiss (10782 Lima Center Rd.).** Application for zoning approval to construct a 576 square-foot addition to an existing pole barn. Approved.
10. **Zoning Compliance Certificate – Rothfuss (10635 Fisk Rd.).** Application for zoning approval to construct a new 1,440 square-foot agricultural building. Approved.

11. **Zoning Compliance Certificate – Blue Zone Spaces/Plettner (10202 Hogan Rd.).** Application for zoning approval to construct living area and attached garage additions to an existing single-family dwelling. Approved per revised plans.
12. **Zoning Compliance Certificate – Casteels (9680 Schellenberger Rd.).** Application for zoning approval to construct a front porch addition to an existing single-family dwelling. Not approved, due to an encroachment into the minimum required 75-foot front yard setback from the road right-of-way. The owner subsequently applied for a variance. The Zoning Board of Appeals hearing is scheduled for 8/21/2024 at 7:30pm.
13. **Zoning Compliance Certificate – Coleman-Ebersole (9022 Neal Rd.).** Application for zoning approval to construct a new detached residential accessory structure in the front yard. Not approved, due to violations of dimensional standards and missing required information.

**Land Divisions:**

*None this month*

**Addressing Assignments:**

14. **Parcel Q-17-01-100-037 (Abbatiello, Boettner Rd. - vacant).** Address assignment is in process. The owner is also considering a possible boundary adjustment between two adjacent parcels.

**Ordinance Enforcement:**

15. **12727 Hogan Rd. – barking dogs, burning trash, littering/junk.** During a follow up site visit in early June after several telephone conversations with the owners, I observed that the trash and junk piles had been cleaned-up and removed from the premises. I did not observe any noxious odors and did not hear any barking dogs. During a second follow up visit I again observed no ordinance violations on the premises.
16. **12285 Fisk Rd. – Unlawful business activity.** During a follow up site visit, I did not observe any evidence of activities beyond that of the lawful home occupation on the premises. Additional follow up is planned.

**Ordinance Administration and Other Items of Interest:**

17. **Telephone calls, emails, etc.** During this period, I received and responded to telephone calls/emails regarding questions about Zoning Ordinance standards for new single-family dwellings garages, pole barns, agricultural buildings, fences, berms, ponds, and porches. I also answered more questions about zoning and the church property at 13300 Clinton Rd. and forwarded building code and well/septic questions to the appropriate agencies. I also received an enquiry from a gentleman who purchased the lot at 12208 W. Michigan Ave. (corner of Willow Rd. and US-12) from a tax foreclosure auction about commercial zoning.

Respectfully submitted,

**Rodney C. Nanney**  
Zoning Administrator



STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

GRETCHEN WHITMER  
GOVERNOR

RACHAEL EUBANKS  
STATE TREASURER

June 20, 2024

Laurie Fromhart, Supervisor  
Bridgewater Township, Washtenaw County  
P.O. Box 469  
Clinton, MI 49236

Dear Laurie Fromhart,

Reason Consulting recently conducted an assessment roll and practices audit, as required by Public Act 660 of 2018, on behalf of the State Tax Commission in your local unit. The following is a summary of the audit findings:

<b>Substantial Compliance Review Item</b>	<b>Requirement Met (Yes/No)</b>
1. Does the local unit have properly developed and documented land value determinations?	Yes
2. Does the local unit have properly developed and documented Economic Condition Factors?	Yes
3. Does the local unit have less than 1% of parcels in override and less than 1% flat land values?	Yes
<b>Technical Compliance Review Item</b>	
4. Does the local unit use an STC approved computer-assisted mass appraisal system?	Yes
5. Does the local unit have and follow a policy detailing assessing office accessibility?	Yes
6. Does the local unit provide online access to assessing information?	Yes
7. Does the local unit provide contact information on notices to taxpayers?	Yes
8. Does the local unit ensure that support staff and Board of Review members are sufficiently trained?	Yes
9. Does the local unit comply to statute requirements in respect to any property tax administration fee?	Yes
10. Does the local unit conduct an annual personal property canvass?	Yes
11. Does the July and December Board of Review meetings comply with statutory authority?	Yes
12. Does the local unit have an adequate process for determining exemptions?	Yes

Technical Compliance Review Item	Requirement Met (Yes/No)
13. Does the local unit meet the requirements outlined in the STC publication "Supervising Preparation of the Assessment Roll"?	Yes
14. Does the local unit have proper Poverty Exemption guidelines, including an asset level test, and was the policy followed?	Yes
15. Has the local unit implemented CAMA Data Standards as currently adopted by the STC?	Yes

An electronic version of your PA 660 Audit with detailed comments regarding each item is available through your assessor's MiSuite portal.

Based on the findings of the audit, your local unit is given the designation of **substantially compliant**. We wish to congratulate your local unit on receiving a perfect score on the review and thank you for your cooperation throughout this process.

Sincerely,



David A. Buick, Executive Director  
State Tax Commission

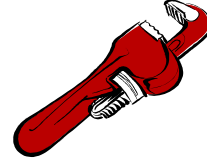
**Luckhardt Plumbing and Heating, LLC**

**Licensed Master Plumber**

**11700 Macon Road**

**Saline, MI 48176**

**(734) 429-2593**



**PROPOSAL**

**To:** Bridgewater Township  
10990 Clinton Road  
Manchester, MI 48158

**Date:** 6/6/2024

**Description of work to be completed:**

Materials and labor to install a sump pit and pump, and piping to discharge to outside of the building. 1,700.00

<b>Total Materials and Labor</b>	<b>\$</b>	<b>1,700.00</b>
----------------------------------	-----------	-----------------

Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

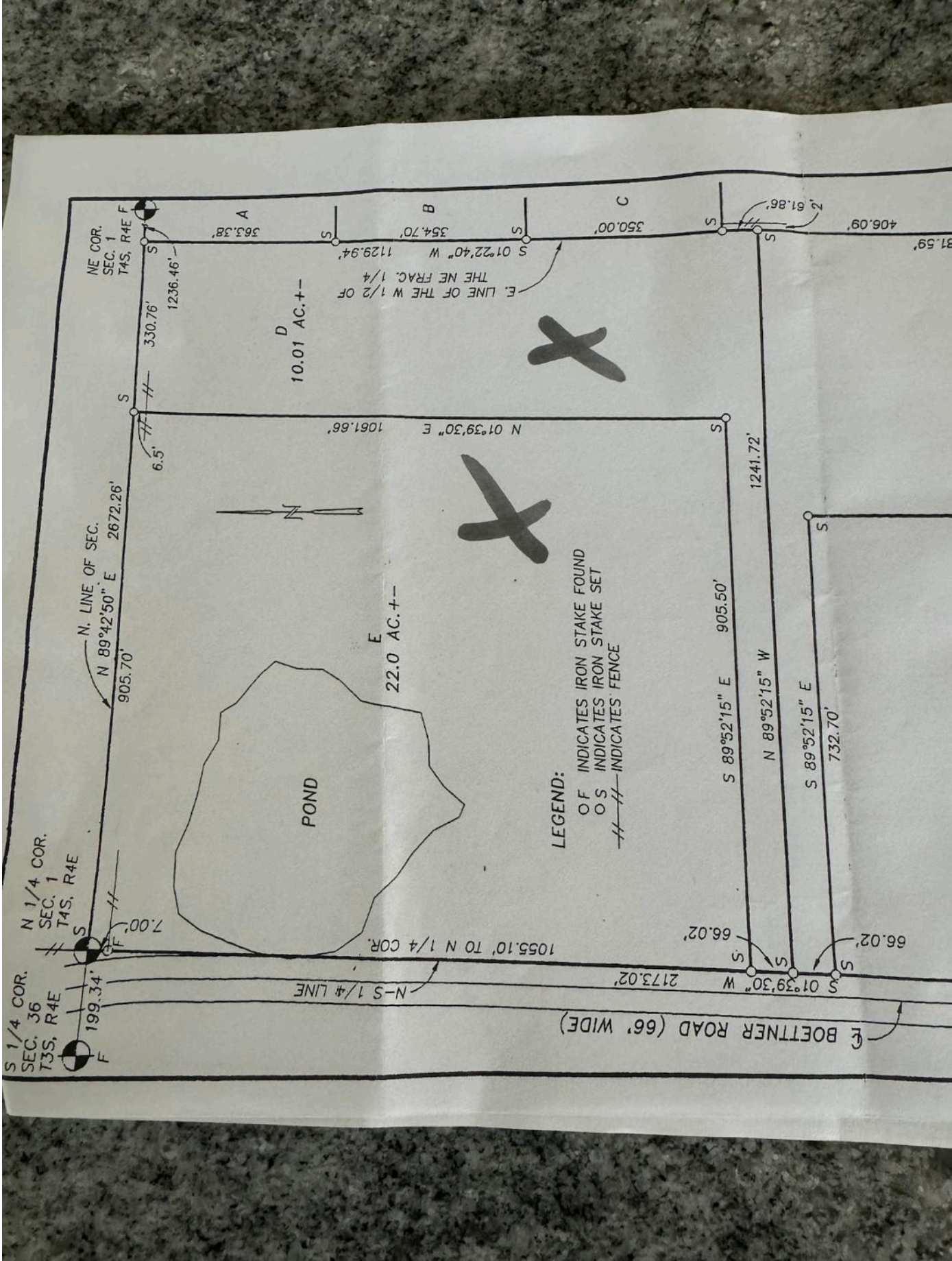
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-IMPROV	Zoning: AG	Building Permit(s)		Date	Number	Status			
ALLEN RD		School: CLINTON COMMUNITY SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
SCHOOL BRIDGEWATER TOWNSHIP 10990 CLINTON RD MANCHESTER MI 48158		MAP #:		2024 Est TCV 0							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 400.400.RESIDENTIAL						
*OLD SID - Q 17-032-024-00 BR 32-16 0.40 AC IN NW COR OF E 1/2 OF E 1/2 OF NW 1/4, SAID 0.40 AC BEING 8 RDS N&S AND 8 RDS E&W SEC. 32 T4S R4E 0.40 AC.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason Value			
FIELD INSPECTION NOTED TAKING PICTURE(S) FROM THE ROAD ONLY.		Gravel Road		ACREAGE TABLE 'A'	0.350 Acres		38,000	100 13,300			
***02/18/2019 CGR & MAR		Paved Road		RATE TABLE ROAD R.O.W.	0.05 Acres		0	100 0			
ADDED HISTORICAL AERIAL PHOTOS FOR THE 2019 TAX YEAR:		Storm Sewer		0.40 Total Acres		Total Est. Land Value =	13,300				
2015 AERIAL PHOTO JPEG		Sidewalk		Land Improvement Cost Estimates							
2010 AERIAL PHOTO JPEG		Water		Description	Rate	Size	% Good	Cash Value			
		Sewer		Residential Local Cost Land Improvements	0.00	1	81	0			
		Electric		Description	0.00	1	81	0			
		Gas		Total Estimated Land Improvements True Cash Value = 0							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		MCR 02/18/2019 PICTURES 0			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
					2022	0	0	0			0
					2021	0	0	0			0



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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





S 1/4 COR.  
SEC. 36  
T3S, R4E

N 1/4 COR.  
SEC. 1  
T4S, R4E

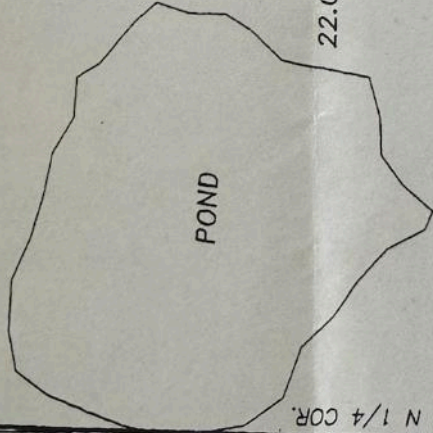
NE COR.  
SEC. 1  
T4S, R4E F

BOETTNER ROAD (66' WIDE)

N-S 1/4 LINE

N. LINE OF SEC.  
N 89°42'50" E 2672.26'

E. LINE OF THE W 1/2 OF THE NE FRAC. 1/4



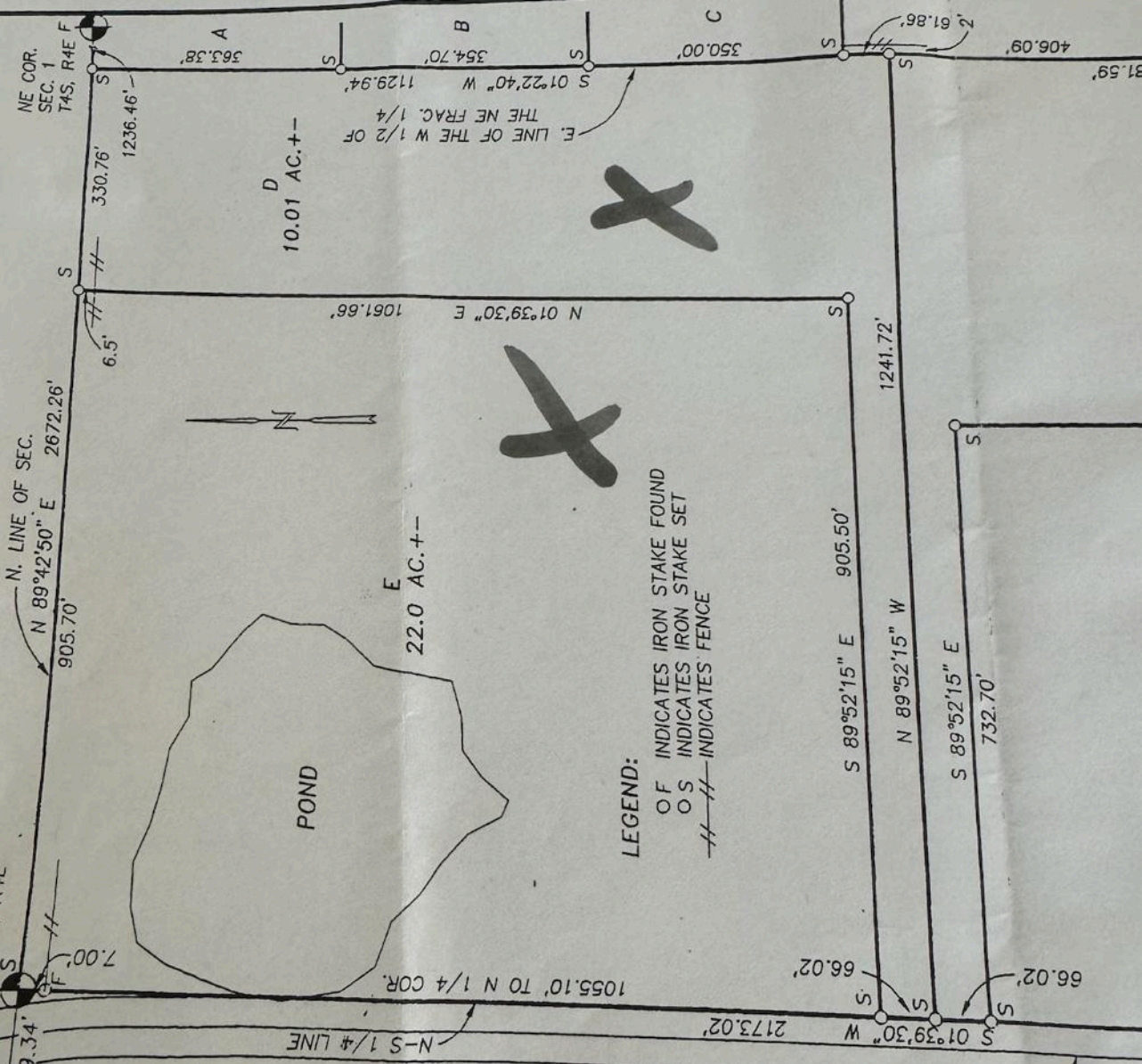
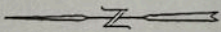
POND

10.01 AC.+-

22.0 AC.+-

LEGEND:

- O F INDICATES IRON STAKE FOUND
- O S INDICATES IRON STAKE SET
- //-- INDICATES FENCE



## RE: Sewer Extension

---

From: Kristofer Enlow (kenlow@bria2.com)  
To: bridgewaterwpsupervisor@yahoo.com  
Date: Friday, July 19, 2024 at 05:10 PM EDT

---

Laurie,

It looks like the sewer ends about 10 feet north of the 8232 Boettner property. In general, the mainline forcemain would have to extend across the property's frontage to be eligible for a connection. It looks like the property in question is the "flag" shaped parcel, with only 120-feet of frontage, even through the new house would be set pretty far back from the road (a similar situation exists with the house just to the south). One complication could be the existing wet area on the west side of Boettner Road that might complicate the extension. The sewer district would have to be expanded as well.

Conceptual Cost Estimate (including installation):

- \$2,200 for 110 feet of 2" forcemain DR11 HDPE (extension on north side of Boettner Road)
- \$7,500 for 1 Air Relief Structure / Terminal Flushing Connection (at the end of the extension)
- \$23,811.37 for 1 REU Installation Fee
- \$23,400 for 1,300 +/- feet of 1.5" forcemain DR9 HDPE (line from grinder pump to road)
- \$1,000 for 20 feet of 4" SCH 40 PVC (line from house to grinder pump)
- \$200 for easement and inspection fees
- Plus the cost for a grinder pump (market rate +10% admin and shipping)

Kristofer Enlow, P.E.  
Partner

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Traverse City, MI 231.933.8400  
Toledo, OH 419.242.3428

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---

**From:** Laurie Fromhart <bridgewaterwpsupervisor@yahoo.com>  
**Sent:** Thursday, July 18, 2024 10:11 AM  
**To:** Kristofer Enlow <kenlow@bria2.com>  
**Subject:** Sewer Extension



COR.  
4E

N. LINE OF SEC.  
N 89°42'50" E 2672.26'  
905.70'

NE COR.  
SEC. 1  
T4S, R4E F

S  
6.5'  
330.76'  
1236.46'

A  
563.38'

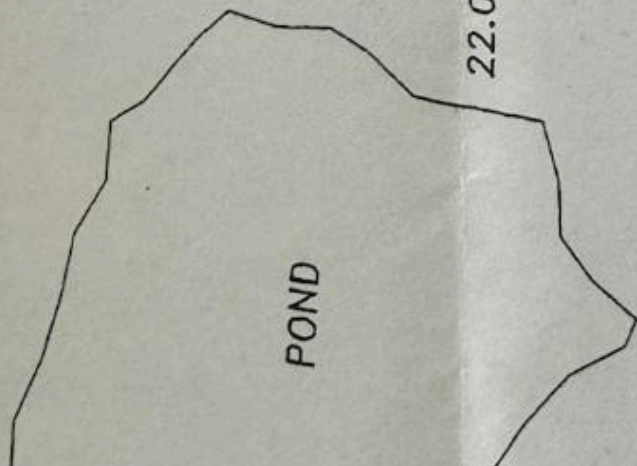
D  
10.01 AC.+-

S  
1129.94'  
S 01°22'40" W  
354.70'  
1061.66' E  
N 01°39'30" E

E. LINE OF THE W 1/2 OF  
THE NE FRAC. 1/4

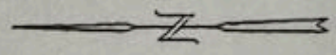
B  
354.70'

C  
350.00'



POND

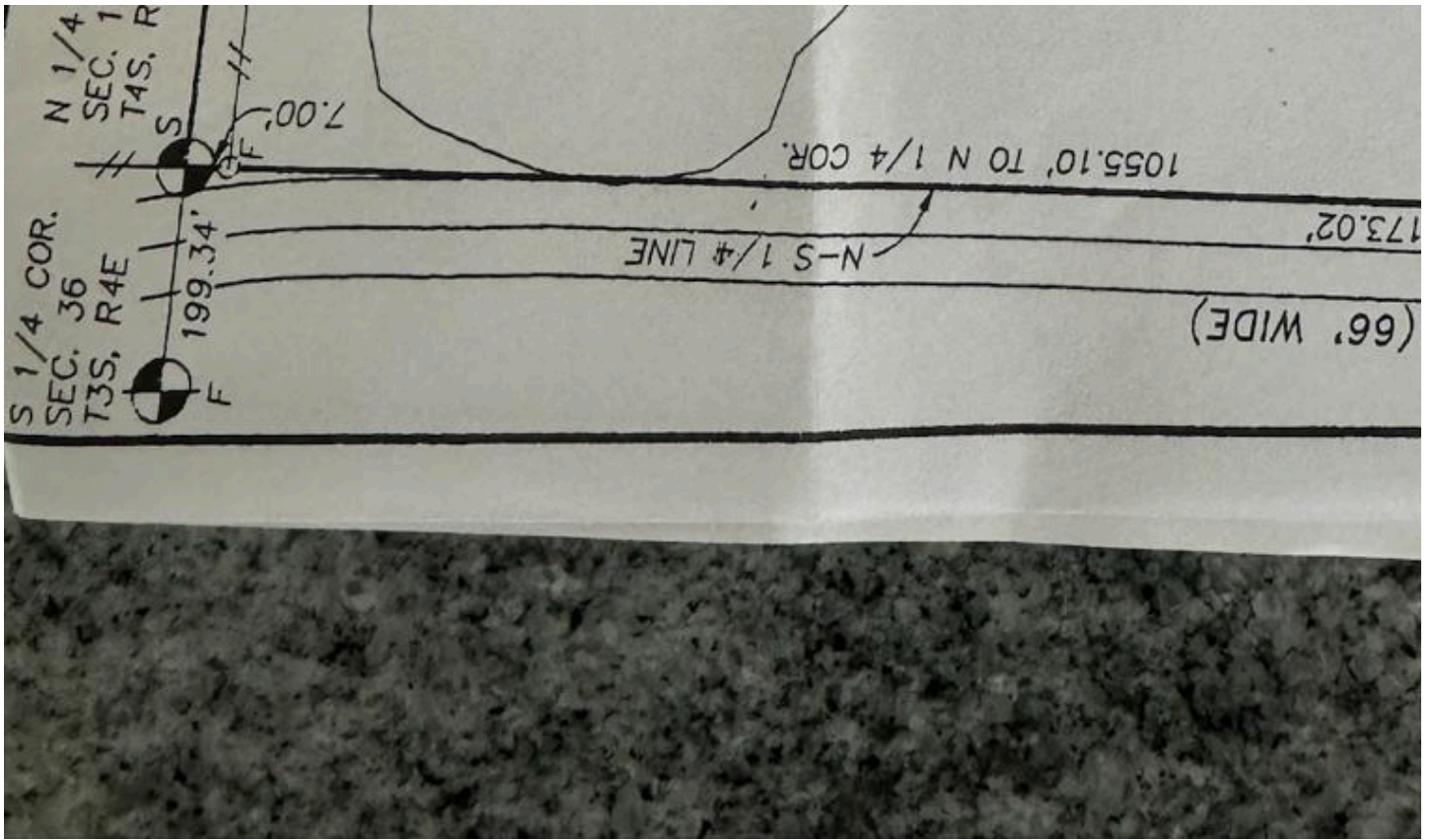
E  
22.0 AC.+-



LEGEND:

- O F INDICATES IRON STAKE FOUND
- O S INDICATES IRON STAKE SET
- //-- INDICATES FENCE





Laurie Fromhart  
 Bridgewater Township Supervisor  
 10990 Clinton Rd  
 Manchester, MI 48158  
 Cell: 734-223-2766

## RE: Sewer Extension

From: Kristofer Enlow (kenlow@bria2.com)  
 To: bridgewaterwpsupervisor@yahoo.com  
 Date: Wednesday, July 31, 2024 at 09:37 PM EDT

OK, updated:

- \$5,000 for 250 feet of 2" forcemain DR11 HDPE (extension on north side of Boettner Road)
- \$7,500 for 1 Air Relief Structure / Terminal Flushing Connection (at the end of the extension)
- \$23,811.37 for 1 REU Installation Fee
- \$5,400 for 300 +/- feet of 1.5" forcemain DR9 HDPE (line from grinder pump to road)
- \$1,000 for 20 feet of 4" SCH 40 PVC (line from house to grinder pump)
- \$200 for easement and inspection fees
- Plus the cost for a grinder pump (market rate +10% admin and shipping)

Kristofer Enlow, P.E.  
 Partner

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 Traverse City, MI 231.933.8400  
 Toledo, OH 419.242.3428

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**From:** Laurie Fromhart <bridgewaterwpsupervisor@yahoo.com>  
**Sent:** Wednesday, July 31, 2024 9:32 PM  
**To:** Kristofer Enlow <kenlow@bria2.com>  
**Subject:** Re: Sewer Extension

Yes they would have 250 feet of road frontage.

Laurie Fromhart  
 Bridgewater Township Supervisor

10990 Clinton Rd

Manchester, MI 48158

Cell: 734.223.2766

Email: [bridgewaterwpsupervisor@yahoo.com](mailto:bridgewaterwpsupervisor@yahoo.com)

On Wednesday, July 31, 2024 at 08:24:30 PM EDT, Kristofer Enlow <[kenlow@bria2.com](mailto:kenlow@bria2.com)> wrote:

Updated below. Would the revised boundary increase the property frontage on Boettner Road? If so, that would add cost, as they would need to extend the mainline sewer across their entire frontage.

- \$2,200 for 110 feet of 2" forcemain DR11 HDPE (extension on north side of Boettner Road)
- \$7,500 for 1 Air Relief Structure / Terminal Flushing Connection (at the end of the extension)
- \$23,811.37 for 1 REU Installation Fee
- \$5,400 for 300 +/- feet of 1.5" forcemain DR9 HDPE (line from grinder pump to road)
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 Partner

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---

**From:** Laurie Fromhart <[bridgewaterwpsupervisor@yahoo.com](mailto:bridgewaterwpsupervisor@yahoo.com)>

**Sent:** Wednesday, July 31, 2024 1:08 PM

**To:** Kristofer Enlow <[kenlow@bria2.com](mailto:kenlow@bria2.com)>

**Subject:** RE: Sewer Extension

Kris,

The property owner is now considering a boundary adjustment which will allow him to build the house closer to the road. Can you please send me an updated estimate if the home is only 300ft from the road.

Thanks,

Laurie Fromhart  
Bridgewater Township Supervisor  
10990 Clinton Rd  
Manchester, MI 48158  
Cell: 734-223-2766

On Fri, Jul 19, 2024 at 5:10 PM, Kristofer Enlow

<[kenlow@bria2.com](mailto:kenlow@bria2.com)> wrote:

Laurie,

It looks like the sewer ends about 10 feet north of the 8232 Boettner property. In general, the mainline forcemain would have to extend across the property's frontage to be eligible for a connection. It looks like the property in question is the "flag" shaped parcel, with only 120-feet of frontage, even through the new house would be set pretty far back from the road (a similar situation exists with the house just to the south). One complication could be the existing wet area on the west side of Boettner Road that might complicate the extension. The sewer district would have to be expanded as well.

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Kristofer Enlow, P.E.  
Partner

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---

**From:** Laurie Fromhart <[bridgewaterwpsupervisor@yahoo.com](mailto:bridgewaterwpsupervisor@yahoo.com)>

**Sent:** Thursday, July 18, 2024 10:11 AM

**To:** Kristofer Enlow <[kenlow@bria2.com](mailto:kenlow@bria2.com)>

**Subject:** Sewer Extension

911

---

From: Leslie Stewart (lastewartcs@icloud.com)

To: bridgewaterwpsupervisor@yahoo.com

Date: Wednesday, July 10, 2024 at 02:25 PM EDT

---

Hi Laurie

I left a message with you the other day. Thank you for returning my call. sorry we missed each other. I guess I should make it more clear. I was told that Bridgewater does not pay into Manchester police station for 911 so that we can get a far more prompt assistance. The state trooper that came to my house after my son was attacked on my street from a man trying to steal his phone, which is on Hogan they informed us of this and then I went to the city of Manchester, and I was told at the office the same thing. The state trooper informed us their best case scenario if they were doing absolutely nothing would be 20 minutes, which rarely happens because there's only two of them for the county of Washtenaw. So I would like to know how we could start the process of being part of the Manchester 911 because it was very concerning when a police officer could not arrive to my house till two hours later because they had other issues that needed to be addressed. And I asked the most obvious question that if someone was breaking into my house with a weapon with my family home, there would be no way of getting anybody there quicker and they told me no. So with this being said, I'm hoping there can be something done about this and if so, what would you suggest?

Thank you so much for your time. Look forward to hearing from you.

Leslie Stewart

734-624-3766

Sent from my iPhone

## Reminder: Township Insights 5.17.2024 | Weekly legislative and news update from the Michigan Townships Association

From: Michigan Townships Association (jenn@michigantownships.org)

To: [bridgewaterwpsupervisor@yahoo.com](mailto:bridgewaterwpsupervisor@yahoo.com)

Date: Tuesday, May 21, 2024 at 04:31 PM EDT

# Michigan Township **INSIGHTS**

May 17, 2024

## State general fund revenues up

State revenue for the current and next few fiscal years was revised slightly upward at the Consensus Revenue Estimating Conference (CREC) today. The [revisions](#) provide an increase from the last CREC held in January 2024. For the current fiscal year, General Fund revenues are up \$351 million from the January consensus estimate while School Aid Fund revenues are expected to be \$163 million less. CREC establishes an official economic forecast of major variables of the national and state economies, as well as a forecast of anticipated state revenues. Economists from the House Fiscal Agency, Senate Fiscal Agency and state Department of Treasury presented their economic and revenue forecasts for fiscal years 2024-25 and 2025-26. CREC sets the revenue estimates for the governor and the Legislature as they work to finalize the state's FY 2024-25 budget.



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## Senate passes budget that provides statutory revenue sharing for ALL townships

Funding to restore statutory revenue sharing for all townships was approved by a [20-16 vote](#) by the Senate this week as part of an appropriations budget bill. [Senate Bill 760](#), sponsored by Sen. John Cherry (D-Flint), dedicates 9.1% of the 4% sales tax to a Revenue Sharing Trust Fund and allocates \$662.4 million for statutory revenue sharing—a 20.5% increase over current-year funding. Both SB 760 and [House Bill 5516](#), which passed the House last week, would increase statutory revenue sharing funding to those currently eligible AND ensure that 1,091 townships that have not received funding for nearly 1.5 decades are back in the funding measure. In the coming weeks, the Legislature intends to finalize the FY 2024-25 budget. MTA encourages members to thank those [state senators who support the passage of SB 760](#).



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## Bill to modify term of office for township officials approved by committee

**Beginning in 2025**, all terms for township officers would commence at noon on Dec. 1 following the officer's election under legislation approved by the House Elections Committee this week. [House Bill 5699](#), sponsored by Rep. Penelope Tsernoglou (D-East Lansing), is part of a four-bill package that would move the beginning of the term of office for newly elected township, city and village officials to Dec. 1. The date change is being proposed to assure individuals do not take the oath of office prior to certification of the election. The bill would not change the current



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### Upcoming MTA Training & Events

**Now You Know** lunchtime webinar:  
June 5: [Blight Buster](#)

**The ABCs of the ZBAs:**  
May 22: [Frankenmuth](#)  
May 29: [Kalamazoo](#)

**Election Prep: Beyond the Bureau:**  
June 17: [White Cloud](#)  
June 18: [Kalamazoo](#)  
June 19: [Frankenmuth](#)  
June 25: [Marquette](#)  
June 26: [Live Virtual](#)  
June 27: [Gaylord](#)

### MTA QUICK LINKS

- [Answer Center](#)
- [Training](#)
- [Advocacy](#)
- [Classifieds](#)
- [Community Connection](#)
- [Webcasts](#)
- [Store](#)
- [Township Governance Academy](#)
- [Allied Service Providers](#)
- [NATaT](#)

BRIDGEWATER TOWNSHIP  
PLANNING COMMISSION MEETING  
MONDAY, JUNE 17, 2024  
MINUTES

- I. CALL TO ORDER - Meeting was called to order at 7:05 pm.
- II. ROLL CALL AND DETERMINATION OF QUORUM – Horney, Greenwald, Oliver, Barbu present. Iwanicki absent. Quorum obtained. Zoning Administrator, Nanney present. Approval of quorum moved by Oliver, seconded by Horney. Approved by unanimous vote.
- III. REVIEW AND APPROVE AGENDA – Oliver moved to approve the agenda, seconded by Horney. Approved by unanimous vote.
- IV. APPROVAL OF MINUTES – Moved by Horney, seconded by Oliver to approve the June 17, 2024 minutes as written. Approved by unanimous vote.
- V. CITIZEN PARTICIPATION – None.
- VI. PUBLIC HEARINGS – None scheduled.
- VII. OLD BUSINESS – Discussion of detached ADU’s included issues of parcel size, minimum square feet, dimensional standard relative to the main dwelling, permanent vs moveable, septic and well considerations, and taxes. Pros and cons will be considered by Planning Commission members for further discussion at the next meeting.
- VIII. NEW BUSINESS – There will be no meeting next month, as there is no Board Meeting scheduled as well.
- IX. COMMUNICATIONS –
  - A. The Zoning Administrator reported several issues addressed, including resolution of trash accumulation and smell at a residence, property split with multiple conflicting plans. The gravel pit on Willow wants to expand their operation to un-mined areas in order to obtain the variety of material needed for operating, which may require amending the Consent Agreement. The church on Clinton Road has been sold.
  - B. Trustee’s report - None.
- X. PUBLIC COMMENT – None.
- XI. INFORMATIONAL ITEMS - The next Planning Commission meeting will be held on August 19, 2024 at 7:00 pm. No July meeting.
- XII. ADJOURNMENT – Moved by Horney, seconded by Barbu, to adjourn. Passed by unanimous vote. Meeting adjourned at 8:55 pm.