

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
MONDAY, APRIL 21, 2025
MINUTES

- I. CALL TO ORDER - Meeting was called to order at 7:05 pm.
- II. ROLL CALL AND DETERMINATION OF QUORUM - Horney, Barbu, Oliver, Greenwald, present.
Quorum obtained with all commissioners present. Additional attendees present: Kristofer Enlow, Township Engineer, and Rodney Nanney, PC Consultant.
- III. REVIEW AND APPROVE AGENDA – Horney moved to approve the agenda as amended, Iwanicki seconded. Approved by unanimous vote.
- IV. APPROVAL OF MINUTES – Horney moved to approve the March 17, 2025 minutes, as amended. Seconded by Oliver. Approved by unanimous vote.
- V. CITIZEN PARTICIPATION – NONE.
- VI. PUBLIC HEARINGS – NONE.
- VII. OLD BUSINESS –
 - A. After discussion of a solar fence, the Commission will consider granting a one-time SLU after a public hearing on the matter. The resident petitioning for the SLU, Mr. Legrismith, was present.
 - B. There was no update or discussion regarding commercial wind/solar, MSPC/CREO. Representatives from Invenergy were not present.
- VIII. NEW BUSINESS –
 - A. There was extensive discussion regarding Gerkin mining operation violations and renewal of its permit. Gerkin Materials, Inc., is located at 13500 Allen Rd.- West Willow Rd. Gerkin encroached on adjacent property without permission, which is an egregious violation of their SLU. A representative of Gerkin, Chip Tokar (Natural Resource Management LLC), submitted a comprehensive amendment application for renewal of their SLU. Additionally, there were written reports submitted from Donald Pennington Land Use Planners, and also from Becket&Raeder, Engineering & Environmental Services. (see attached for the above documents)
Mr. Tokar Informed the PC that mediation is scheduled for May 17 to resolve the boundary issue with Mr. Pelc. Remediation will not proceed until after mediation. Mr Tokar noted the goal is for mining to be completed and the land reclaimed by 2027. Committee discussion urged strongly, that the application include a cover letter written by the head of Gerkin expressing profuse apology and

acknowledging responsibility for the violation. Horney suggested the PC review everything before scheduling a public review.

B. At the request of the Township Board, there was discussion of Section 5.201 (Accessory Dwelling) and Section 19.03 (Definitions) of Zoning Ordinance No. 67. This ordinance was adopted unanimously October 21, 2024, following a public hearing. PC consultant, Nanney, will draft another amendment for approval, regarding minimum and maximum square footage.

COMMUNICATIONS –

A. Zoning Administrator’s Report –

1. The owners of Bridgewater Country Market will not need a special permit, just a Certificate of Compliance. They are planning an awning over the front door.
2. Glen Finkbeiner was issued a permit for a new pole barn.
3. He had two conversations regarding putting second homes on their properties. One was with regard to a “Tiny Home”. The other resident was redirected to Mary Rider for further discussion.

B. Planning Commission Consultant Report – There are bills in both the Michigan House and Senate raising limits for number of lots permitted per 10 acres from 4 to 10. Also, within Bridgewater Township, in residential areas, 5 chickens are allowed per 5 acres, up to 25 chickens per 5 acres.

IX. Trustee’s report – Board discussion was focused on Tiny Homes and the PC to amend the amendment to clarify the square footage permitted for tiny homes.

X. PUBLIC COMMENT – Mr. Legrismith said “Keep up the good work”.

XI. INFORMATIONAL ITEMS - The next Planning Commission meeting will be held on May 19, 2025, at 7:00 pm.

ADJOURNMENT – Motion to adjourn was made by Horney, seconded by Barbu, and passed by unanimous vote. Meeting adjourned at 9:30 pm.

Attachments:

 [GMI Clinton SLU-MEL Application Submittal 03202025.pdf](#)



Becket&Raeder
Review License Gerkir



SLU Permit-Site Plan
Report-Gerkin.pdf

APPROVED