

Planning Commission Meeting
Bridgewater Township
Official Minutes
Wednesday, July 1, 2015

- ❖ Jeff Stremcha called the meeting to order at 7:15pm. Members present were John Klockeman, Jeff Stremcha, Jim Braun, Kathleen Doran-Norton, Ray Larson, Carolyn Braun, and Frances Boehning.
- ❖ The Pledge of Allegiance was recited.
- ❖ Kathleen Doran-Norton made a motion to approve the agenda, Ray Larson seconded, all approved.
- ❖ Ray Larson made a motion to approve the minutes from May 27, 2015, Kathleen Doran-Norton seconded, all approved.
- ❖ *Open Forum* –
 - None
- ❖ *Public Hearings* –
 - None.

- ❖ Old Business
 - Discussion of Stream Ordinance – Discussion
 - Carolyn Braun reviewed the new state law for buffers.
 - Further research will be needed to determine if we can create an ordinance or if state law will supersede it.
 - Direction given to Carolyn Braun was to revise the ordinance to focus on set backs, impervious surfaces, vegetation, etc. Buffers will be removed.
 - Community Solar Gardens
 - Reviewed current regulations, and state building codes.
 - Carolyn Braun will need further research on what the codes specify and if we are covered by state regulations.
 - Carolyn Braun will make changes to the current draft and present at a later meeting.

- ❖ New Business
 - Accessory Structures.
 - Reviewed the ordinances in other areas.
 - Request to add the following to the ordinance – “ 10 foot set back or set back equal to the height of the wall adjacent to the property line.”
 - Carolyn Braun will revise and bring back to a later meeting.

 - Building set backs from the road.
 - Due to buildings being placed too close to the roadway on higher traffic roads, a revision in set backs needs to occur.
 - A request was made for 133 feet from the center of the road on collector and rural roads.
 - Local streets, cul-de-sacs, and dead end roads can stay at 68 feet from the center of the road or 35 feet from the right of way.

- Covenants – the township is not able to enforce subdivision covenants.
 - Kathleen Doran-Norton will talk to the Board of Supervisors for direction to discuss common issues brought up in covenants that might apply to the township.

- Discussion about the comprehensive plan – Kathleen Doran-Norton will speak with the Board of Supervisors regarding the direction they would like the Planning and Zoning Commission to take with updating the Comprehensive Plan.

- ❖ Miscellaneous:
 - A public hearing will take place next month for the Cidery to add a tasting room.

- ❖ *Adjournment*
 - Meeting was adjourned at 9:02pm; Ray Larson made a motion to adjourn, John Klockeman seconded and all approved.

Respectfully Submitted,

Frances Boehning
Bridgewater Township Clerk.