

BRIDGEWATER TOWNSHIP
PLANNING COMMISSION MEETING
Bridgewater Township Government Center
Thursday, May 23, 2019
Official Minutes

- ❖ John Klockeman called the meeting to order at 7:00
- ❖ Members present were John Klockeman, Ray Larson, Larry Alderks, Jeff Johnson, Kurt Schrader, Frances Boehning, Bruce Morlan, and Jim and Carolyn Braun. Supervisors present were Gary Ebling and John Holden. John McCarthy of Dundas was also present.
- ❖ Larry Alderks made a motion to approve, Ray Larson seconded. An amendment was requested to remove item 6d IPS Solar as the applicant had withdrawn the application. Larry Alderks made a motion to approve the agenda with the amendment, Jeff Johnson seconded, all approved.
- ❖ Larry Alderks made a motion to approve the minutes with the following changes; correct Roger Yanik's name and add pages numbers to the minutes, Kurt Schrader seconded the motion, all approved.

- ❖ Open Forum: None. Closed at 7:05 pm.

- ❖ Public Hearings:
 - Swenke-Ims Construction (Continued) Renewal of CUP – Mining.
 - Jim Braun reviewed the original Quamme C.U.P. that is still in place per the Township attorney.
 - The conditions of the T.E.P.P were reviewed and discussed.
 - A question was asked if there is no access to the site, can the C.U.P exist? Per Jim Braun, the C.U.P can exist even if access to the site is denied.
 - Access to the property is through the Steam and Gas site which will remain open until July 31, 2019. After that date, alternative access will need to be obtained.
 - The original C.U.P was issued through the Township.
 - Larry Alderks inquired why the hours are different for the CUP and TEPP. The response was that the machinery involved with the TEPP is only available for short durations and is expensive to get up and running. As a result, the hours of operation need to be sufficient to justify the machine placement.
 - Mr. Ims stated that he would be willing to run the TEPP between Monday and Friday.
 - Mr. McCarthy noted that the staff report still had a land in the ARD listed as part of the property. Jim Braun replied that the section in the ARD has been removed and the report will be corrected to reflect this.

- The Public Hearing was closed at 7:25 pm.
- Larry Alderks suggested that the TEPP be limited to 3-4 weeks for the hours of 8:00 am – 6:00 pm.
- Bruce Morlan made a motion that the TEPP be operational Monday through Friday from 7:00 am through 8:00 pm to expire on July 31, 2019, Jeff Johnson seconded. Jim Braun noted that this would be contrary to other TEPPs that run through the end of the year.
- Bruce Morlan made a motion that the TEPP be operational Monday through Friday from 7:00 am through 8:00 pm until December 31, 2019, Jeff Johnson seconded, all approved.
- Brandon & Alicia Sheehy Variance Request – Front Yard Setback.
 - Jim Braun reviewed the staff report.
 - The setback from County Road 1 is fine, the setback from Fox Avenue will need a variance. The pictures and map were reviewed.
 - The Public Hearing was closed at 7:41 pm
 - Jeff Johnson made a motion to approve the variance for the construction of a garage with the setback area, Kurt Schrader seconded, vote was as follows;
 - Larry Alderks – No
 - John Klockeman, Ray Larson, Kurt Schrader, Jeff Johnson, Bruce Morlan, Frances Boehning – Yes
 - Motion was approved.
- Heselton Construction & BMI – Renewal of CUP and TEPP – Mining
 - Jim Braun reviewed the history of the pit. A CUP was approved in 2014 for a term of five years.
 - As Heselton is beginning work on the plant again, the CUP needs to be renewed and a TEPP is needed.
 - The Public Hearing was closed at 7:50 pm
 - A review of the potential haul roads was discussed.
 - The Heselton representative noted that they would maintain 145th if they needed to use it.
 - Bruce Morlan made a motion to allow the TEPP as it was presented, Larry Alderks seconded the motion.
 - Larry Alderks asked how long the TEPP would run
 - The TEPP runs through December 31, 2019.
 - Ray Larson stated that the staff recommendations should be included in the TEPP.
 - As per the Township ordinance, the first three TEPPs are annual.
 - The motion was voted on with all Commissioners approving the motion.
 - Heselton submitted the Bond and check for payment.

- ❖ Old Business: None

- ❖ New Business:
 - Update on Incorporation Discussions
 - It was generally noted that the excitement for incorporation was dissipated as the process has stretched out.
 - A suggestion was made to present the cost structure of doing nothing versus becoming a city.
 - Also suggested presenting the cost structure if we add just 2 business or a subdivision of homes.
 - A short discussion was held with John Holden and Gary Ebling regarding past public meetings.
 - Bruce Morlan reported that he had met with the Charter Commission in Northfield and will keep the Township updated with new information from them.
 - Update on Comprehensive Plan Discussions.
 - Larry Alderks suggested that consideration be given to adding in something about the area being carbon friendly.
 - Bruce Morlan reviewed what is being done in the climate action committee.

- ❖ Miscellaneous: - Compliance Updates
 - Jim Braun reviewed the condition of the house at 13192 Dahle Avenue. He will work with the homeowner regarding the future of this house.
 - The house at 10563 1st Timberlane will be demolished and a new house built on the site.
 - Quamme Pit
 - Per Jim Braun the pit has been in existence for five years longer than the surrounding houses. There have been recent calls regarding dust and excess noise.

- ❖ Adjourn – Larry Alderks made a motion to adjourn the meeting at 8:33 pm, Bruce Morlan seconded, all approved.