

**Planning Commission Meeting
Bridgewater Township
Official Minutes
Friday, May 16, 2014**

- ❖ John Klockeman called the meeting to order at 7:00pm. Members present were John Klockeman, Jeff Stremcha, Ray Larson, Bruce Morlan, Jim Braun, Carolyn Braun, and John Holden.
- ❖ The Pledge of Allegiance was recited.
- ❖ Jeff Stremcha made a motion to approve the minutes, Ray Larson seconded it, all approved.
- ❖ *Open forum* - Nancy Johnson from the Oak Hills South Development requested an explanation of Protective Covenants. A Protective Covenant was in place when they moved into the development but has not been enforced. Jim Braun explained that the county and township cannot enforce the covenant. It was suggested that an association be formed by the residents to enforce this.

- ❖ *Public Hearings – None scheduled.*
- ❖ *Old business - none*
- ❖ *New Business*
 - *Draft amendment for TEPP*
 - A draft was made per the discussion last month.
 - Jim Braun noted that the Board of Supervisors suggested moving to the five year renewal period.
 - Jeff Stremcha suggested two one year permit periods then move to a multi year period to the end of the interim period then switch to the five year.
 - Carolyn Braun will write this as an ordinance amendment – there will be a public hearing.
 - Bruce Morlan requested language to be added “during initial five year interim, operations must be continual”.
 - A discussion was held on the necessity of conducting two water tests each year. Jim Braun would like to continue to see two tests each year.
 - *Draft amendment for Rural Event Centers*
 - It was agreed to limit the number of guests to 350 per event.
 - A change was suggested to change #3 to “no outside activity after 11pm”
 - Jeff Stremcha asked if we need to specify “agricultural zoned land”?
 - A request was made to add “commercial facility” for commercial/non-commercial events.

- Carolyn Braun will bring this back next time for a public hearing.
 - Do we want to look into events that do not require a building? For example, a plowing event. Planning and Zoning suggests that we allow events that relate to the history and agriculture of the area and are held only once. The event would be required to cover any additional costs incurred by the township. We would need a new ordinance to control permits for such an event.
 - *Possible changes in the zoning ordinance for camping*
 - John Klockeman would like to add something that goes beyond primitive camping. He suggested creating certain areas where camping would be allowed (landing zones).
 - It was noted that we do not want to lose any forested areas to create camping sites. A suggesting was made to possibly place camping on agricultural land in order to preserve the forests.
 - *Solar Arrays*
 - Kathleen Doran-Norton will look into having someone come in to speak on solar arrays. Due to lack of information, there are not a lot of places that have ordinances on this. Carolyn Braun will continue to look into what information is currently available.
- ❖ *Miscellaneous:*
- A variance request for an accessory garage will come in for next month.
 - DMI Hazelton will apply for a temporary use permit. They will also come in for an interim use and TEPP permit. They have agreed to repair any damage to 145th street from their trucks.
 - Keith Johnson's pit has not been restored. Don Redmond would like to purchase and restore it. He is agreeable to making it into a mountain bike area.
 - Dundas Planning and Zoning meeting. – A meeting was held on May 16 and an interim ordinance was passed.
- ❖ *Adjournment*
- Jeff Stremcha moved to adjourn at 8:49pm, Bruce Morlan seconded and all approved.

Respectfully Submitted,

Frances Boehning
Bridgewater Township Clerk.