

Bridgeton Township
Planning Commission Minutes
Sept 12, 2022
7:00 pm

1. Call to Order: Joe Howes called the meeting to order at 7:00 PM with the pledge of allegiance.
2. Roll Call: D. McClintock, B. Dore, J. Howes, K. Clough, D. Hawkey all present
Absent: None
3. Approval of agenda: D. Hawkey made a motion to approve the agenda: K. Clough 2nd. Motion carried with unanimous support
4. Approval of Aug. 8 minutes: B. Dore made a motion to approve the August 8 Planning Commission Meeting minutes; D. Hawkey 2nd. Motion carried with unanimous support.
5. Communications: None
6. Reports
Dore: Board Report from the August Bridgeton Township Board Meeting: 1. The Township Board was not able to vote on the Verizon Tower Special Land Use request due to a missing member so it will be addressed at the September meeting. 2. Bridgeton Township Clean Up Day is September 24 from 8AM-2PM. If you have an elderly neighbor who needs some help with cleanup please offer to help. 3. Bridge work over Brooks Creek on Maple Island was completed. 4. The Township Offices have been outfitted with office desks and chairs, cement work has been completed and bids are being accepted for new doors and painting the building.
7. Public comment on agenda items: 1). Peggy H. made the note that the minutes from the August 8th meeting indicated the PC would address Chapter 3 Sections 3.01 to 3.10 of the Zoning Ordinances while tonight's agenda indicated only Sections 3.05 and 3.06 would be addressed. The PC will spend tonight's meeting on these two issues as these sections address the issues that have been brought before the PC. 2) Neighbors of the Linderman's stated concerns with generator noise coming from 10 campsites, trespassing by campers onto neighboring property, and fire danger from campfires. The statement was made that the advertised peace, quiet, and solitude for campers is offered at the cost of peace, quiet, and solitude for property owners in the area. 3) Mrs. Linderman shared that the campground project has been a goal and dream for over 2 years.

Mrs. Linderman presented a written response to the concerns addressed in the August 8th meeting in addition to a written sample of a Campground Admission Agreement (see attached). Mrs. Linderman stated that she works with an advisory panel of persons with varying disabilities as she wants to cater to the needs of the disabled population, but provide them inclusivity in the camping experience they may not find in other places. Mrs. Linderman stated she had purchased a decibel meter to address noise levels. Mrs. Linderman that she desires to work cooperatively with her neighbors. She is putting forth all efforts to provide solutions to concerns although there are aspects to a campground that are not in her control. Mrs. Linderman stated she should have to comply with all noise and zoning ordinances, but does not believe that Briarwood Acres should be held to any higher standards. Mrs. Linderman noted that there are all kinds of noise in our current environment (motorized vehicles, fireworks, music, gun shots to name a few). The Lindermans are waiting on obtaining the Special Land Use approval before moving ahead with further development of the campground. The goal being that they would open in the Spring of 2023. Mrs. Linderman asked that the Planning Commission make a decision soon as it has been stressful to continue work to address each new potential issue.

8. Old Business

1. Special land use; Linderman request to establish campground: There was discussion about the meaning of rustic vs. primitive in the Linderman description of Briarwood acre. Mrs. Linderman believed the two were similar, but that rustic was a better description. B. Dore asked the Linderman's if there had been any consideration to running electrical to the campsites as this would address the generator noise concern. Mrs. Linderman had researched this and found it to be cost prohibitive. Grant money could not be used to provide these services as Briarwood Acres would not be a non-profit enterprise. Mrs Linderman's written responses to the concerns addressed at the August 8th PC meeting were read aloud by K. Clough as well as the sample Campground Admission Agreement so that community members in attendance could have the information. K. Clough asked the Linderman's if they would consider any type of noise reduction/screen/baffle to surround generators on 3-sides to reduce noise. Mrs. Linderman stated that sounded like the most possible solution to noise concerns. Discussion about the design of a three sided baffle ensued. It was emphasized that the Linderman's should seek professional guidance to ensure safety when using a generator. K. Clough made a motion to table the Linderman's Special Land Use request until the October meeting so that a sound screen/baffle could be created and tested for reducing generator noise as well as a finalized Campground Admission Agreement. 2nd Bob Dore. Motion carried with unanimous support.

9. New Business: None

10. Work Session: K. Clough made a motion that the PC Work Session be tabled until the October 10th meeting with the work session to begin at 6:30 PM. 2nd B. Dore Motion carried with unanimous support.

- > Review Section 3.05 and 3.06 of the Zoning Ordinance

- *Is the book available on-line for the public?

- > Choose an item(s) for review in Oct. (Section 3.20?)

11. Board Member Comments: Joe Howes thanks everyone for their time and efforts to come together to find solutions to concerns.

12. Audience Comments on non-agenda items (3 min): None

13. Adjourn: D.McClintock made a motion to adjourn the meeting 2nd K. Clough motion carried with unanimous support. Meeting adjourned at 8:40 PM
Respectfully submitted, DeAnn McClintock Planning Commission Secretary