

Minutes
Bridgeton Township Planning Commission
Oct. 10, 2022

1. Call to order at 7:00 PM by Joe Howes
2. Pledge of Allegiance
3. Role Call: Present: D. McClintock, Bob Dore, Joe Howes, Kathleen Clough, D. Hawkey
Absent: None
4. Approve/accept minutes: Motion made by D. Hawkey to approve the minutes for the 9/12/22 Planning Commission meeting-2nd K. Clough. Motion carried with unanimous support
5. Approval of agenda: Motion made by D. McClintock to approve the agenda for the 10/10/22 Planning Commission Meeting. 2nd by B. Dore. Motion carried with unanimous support.
6. Public comment on agenda items: Mr. Charles Riggs expressed his concern with the generator noise that would come from Linderman's proposed campground. He wanted to live in a quiet, peaceful, rural setting. Mr. Riggs expressed concern with additional traffic on the road and the stress that would put on the road.
7. Communications
 - a. Linderman email- The Linderman's submitted a finalized Camper Rules Acknowledgment and a Campground Admission Agreement (see attached) which was read aloud by Kathleen Clough
 - b. Other: None
8. Reports
 - a. Bridgeton Township Board update: B. Dore reported: The board is going to trial for 1 month another phone service. They are looking to move away from AT&T for cost savings. The docks have been removed from the boat launches at Bridgeton and Maple Island. Emily Szczepaniak has been given a salary to compensate for the office hours she provides. The board passed the Special Land Use request for the Verizon tower. Freelook Painting will be painting the interior of the township hall. Bids are being accepted for installing new doors at the township hall. Board is waiting to hear from the lawyer regarding the Mansfield property.
 - b. Noise mitigation panel experiment: The Linderman's completed a noise mitigation panel experiment to address concerns about the noise from generators. A decibel meter was used to measure the noise level. In 2/3 locations on the property the panels allowed a single generator to meet noise ordinance requirements.
9. New Business
 - a. J. Howes reported that the Planning Commission met in a work session prior to the scheduled meeting to review Sections 3.04-3.06 of the Bridgeton Township Zoning Ordinances. The purpose is to increase the awareness and

understanding of the ordinances the Planning Commission is required to support. Notes are being made of language that is vague, needs clarification or improvement for potential future updating of zoning ordinances. Study of sections 3.04-3.06 would continue in a work session at 6:30 PM before the November Planning Commission meeting.

10. Old Business

- a. Briarwood Acres update: J. Howes reviewed the Special Land Use request submitted by the Linderman's for a 10 site campground on their 30 acre property. Questions and responses about length of stay (would this become a seasonal campground), clarification about hunting on the property, impact on taxes, and generator noise were again addressed. J. Howes called for a motion from the Planning Commission. K. Clough made the motion that the Planning Commission recommend to the Township Board that a Special Land Use request be granted for a 10 site campground called Briarwood Acres without any use of generators. 2nd: D. McClintock. Mr. Howes called for discussion. There was no discussion. Mr. Howes called for a roll call vote: McClintock: yes, Dore: yes, Howes: no, Clough: yes, Hawkey: yes. Motion carried 4-1.
11. PC member comments: B. Dore thanked the Linderman's for their desire to support the disabled community by providing a location for a camping experience, but reiterated the concern about noise in a rural residential neighborhood.
12. Public comments: Mrs. Linderman stated that a 10 site campground does not offer the feasibility to provide electricity to individual sites. Mrs. Linderman wanted to know why they were being held to a higher standard for noise than is addressed by noise ordinances. K. Clough explained that because she was requesting Special Land Use in a location that was zoned as rural residential the noise issues and concerns had to be addressed for a commercial operation. Susan Herman who lives near the Linderman property reiterated the impact of noise from generators for those who live in the area. Peggy Herman-Hinton read a prepared statement on behalf of the William Tyluki family and several residents on 104th and Plymouth Ave expressing concerns with the campground. (See attached written statement).
13. Adjourn: K. Clough made a motion to adjourn. 2nd. B. Dore. Motion carried with unanimous support. Meeting adjourned 7:54 PM.
Respectfully submitted DeAnn J. McClintock Bridgeton Township Planning Commission Secretary.