

Bear Creek Township Board/Planning Commission Joint Meeting December 18, 2019 6:00 p.m.

- I. Called to order at: 6:00 p.m.
- II. Roll Call
 - a. **Planning Commission:** Urman, Olliffe, Coveyou, Mays, Haven, Kendziorski
 - i. Absent: Brown
 - b. **BCT:** Keiser, Nowland, Golding, Kendziorski
 - i. Absent: Hoffman
- III. Visitors: Tammy Doernenburg, Mathew Cooke, Jennifer Neal
- IV. Review Proposed Agenda
 - a. Tonight's meeting will serve as a second review of the draft Master Plan.
- V. Review of Draft Master Plan
 - a. Cooke noted that he added Coveyou's comments to the agriculture section.
 - b. Olliffe noted that in Chapter 2, page 12, the line "a number of items are discussed hereafter" is too vague. He suggested we change the word "hereafter" to say "in Chapter 12" in order to be more specific. Olliffe remarked that Table 3-1 is called "Bear Creek Township Soil Associations". He asked what the soil associations are.
 - i. Doernenburg clarified that these aren't groups of people or locations, they are types of soil. She suggested that it read soil "types" rather than "associations".
 - c. On the Future Land Use Map, Cooke added the Agritourism Overlays. Consensus was to continue the Agritourism Overlay on 131 up to Intertown. On Atkins, pull the Agritourism Overlay back out of the orange section coded medium and high-density residential. On Mitchell, start the Agritourism Overlay at Alcan and extend it to the township line.
 - d. Mays noted that the orange colors used for the medium and high-density residential are too close; it is hard to distinguish between them. Consensus to change the colors on the map to be distinctly different shades.
 - e. Mays asked what the red circles are.
 - i. Clarification that the red circles are neighborhood commercials.
 - ii. Coveyou noted that these circles look too large.
 - iii. Kendziorski suggested using a star to mark these locations rather than a circle.
 - iv. Urman suggested using the letters "NC" to mark these locations.
 - f. Urman would like to see an updated picture of the winery in Chapter 10.
 - g. Doernenburg noted that some of the page numbers are missing.
 - i. Cooke confirmed that he will add page numbers.
 - h. Olliffe noted that in Chapter 6, the "Industries" section starts, and is interrupted by tables, and then the text continues. Can we make the text continuous and put the tables at the end?
 - i. Urman noted that at the intersection of Click and River Rd, it is not all open space. There are some houses being built there. Consensus to change those parcels to low-density residential.
 - j. Keiser noted that there should be an open space on Atkins Rd across from Cedar Valley. This is a parcel owned by the township.
- VI. Upcoming Meetings: We will meet in March after the 63-day period. Meeting time and date TBD.
 - a. Timeline:
 - i. Keiser would like to adopt this draft of the Master Plan at the January meeting. He asked if we can get draft language for a motion. He also asked if we legally have to notify anyone. Keiser would like to see an updated draft before the January 8th board meeting.
 1. Neal will send draft language to Keiser. Cooke will confirm about notifying individuals and will forward the updated draft.
 - ii. Coveyou would like to see some things on the agenda to work towards implementing the ideas in this Master Plan.
- VII. Adjournment: 6:35 p.m.

Respectfully Submitted,

Emma Kendziorski

Emma Kendziorski, Township Clerk