

BEDFORD TOWNSHIP BOARD MINUTES
8100 JACKMAN ROAD, TEMPERANCE, MI 48182
November 21, 2017
7:00 pm

PRESENT:

Paul Pirrone, Supervisor
Trudy Hershberger, Clerk
Paul Francis, Treasurer

LaMar Frederick, Trustee
TC Clements, Trustee
Rick Steiner, Trustee
Nancy Tienvieri, Trustee

ALSO PRESENT: Phil Goldsmith, Lennard, Graham & Goldsmith

The Regular Meeting of the Bedford Township Board was called to order by Pirrone at 7:00 PM followed by the Pledge of Allegiance and prayer by Bedford resident Logan Tisdale.

PUBLIC HEARING

REQUEST FOR APPROVAL OF A RESOLUTION TO ADOPT THE BEDFORD TOWNSHIP PARKS AND RECREATION MASTER PLAN

Motion was made by Clements, seconded by Steiner to open the public hearing for the approval of a resolution to adopt the Bedford Township Parks and Recreation Master Plan. Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

Lucie Fortin, from Mannik & Smith Group spoke, explaining the process which has been going on since January of 2017, to renew the Bedford Township Parks & Recreation 5-year master plan. She further stated this will allow the Park Commission to apply for grant opportunities which has benefited the township with the receipt of 5 grants in the past. She then answered board members questions.

Motion was made by Clements, seconded by Steiner to close the public hearing for the approval of a resolution to adopt the Bedford Township Parks and Recreation Master Plan. Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

Motion was made by Frederick, seconded by Clements to approve the resolution to adopt the Bedford Township Parks and Recreation Master Plan for the years of 2018 through 2022, as presented. Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

APPROVAL OF AGENDA – Motion was made by Steiner, seconded by Clements to approve the agenda as presented. Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

CONSENT AGENDA

The Consent Agenda contained the following items for approval:

Approval of the November 14, 2017 Township Board Minutes.

The General, Savings, Pooled Funds & CD Report.

The Expense Report and Balance Sheet for period ending October 31, 2017.

Approval to appoint James Nyhan to the Lewis Avenue Redevelopment Committee for a term ending 12/31/2019.

Page 2
Bedford Township Board
November 21, 2017

Approval to appoint Michael Sprott to the Lewis Avenue Redevelopment Committee for a term ending 12/31/2019.

Motion was made by Francis, seconded by Steiner to approve the consent agenda as published. Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

PUBLIC COMMENT

Connie Velliquette, Chair of the Bedford Park Commission, thanked the board for their support of the parks.

STAFF REPORTS

REQUEST FOR APPROVAL FOR A 4:1 DEPTH TO WIDTH RATIO WAIVER PER THE LAND DIVISION ORDINANCE NO. 84, SECTION 301.000 – PARCEL NO 5802-021-036-00

Joe Keane, Assessing Department, spoke, explaining the issue and the plan the developer has worked with both the Building Dept. and the Planning Dept. to change the parcel to have 4 lots, and mentioned this has been approved by the BZA. Motion was made by Steiner, seconded by Tienvieri to approve the 4:1 depth to width ratio waiver on parcel no 5802-021-036-00, this is not unprecedented and within the guidelines of the land division ordinance under “private roads, public roads, driveways and frontage”, on vacant land currently located within an undeveloped PUD and described as 5802-021-036-00, located on the east side of Douglas road, north of the intersection of Consear Road, Lambertville, mi 48144 conditioned upon setting up a driveway maintenance agreement to include all four properties, properly installing a stop sign at the west end of the private driveway at Douglas road, properly displaying each dwelling address at the entrance and at each dwelling site. Practical difficulties being the property is heavily infiltrated with bedrock making it difficult to develop, the terrain and Indian Creek at the entrance, the properties all meet the 90’ frontage requirement at Douglas road. These variances will not be valid unless the PUD plan and PUD agreement are revoked and the property is rezoned to the underlying zoning of R-1, single family residential and approved by the township board, and there will be no street sign permitted, as what is now a road will be a private drive. In addition, comments from the MCRC stated another curb cut due to safety and traffic issues on Douglas road, would not be permitted, further stating the MCRC will not maintain the private driveway. As well, the Bedford Township Fire Department supports the four homes off one driveway. The owner/developer shall create a homeowner’s association, maintenance agreement and easement agreement for all four lots developed. Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

REQUEST FOR APPROVAL TO HIRE ANGIE DEC AS THE ADMINISTRATIVE ASSISTANT/ELECTIONS CLERK FULL-TIME POSITION EFFECTIVE DECEMBER 5, 2017

Hershberger spoke, stating Ms. Dec has been working in her department as a seasonal employee since October, and is requesting the board approve hiring her as the Administrative Assistant/Elections clerk effective December 5, 2017 at a salary of \$38,811.50, plus benefits to replace Nancy Gin who will be assuming the position of Deputy Clerk on December 5th. She further stated that Ms. Dec has been a quick learner and a hard worker during the time she has been employed by the township. Motion was made by Hershberger, seconded by Clements to approve hiring Angie Dec as the Administrative Assistant/Elections Clerk to a full-time position

Page 3
Bedford Township Board
November 21, 2017

in the Clerk's Department, with a starting salary of \$38,811.50, plus benefits, effective December 5, 2017. Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

REQUEST FOR APPROVAL OF SALARY FOR NANCY GIN, DEPUTY CLERK

Hershberger spoke, stating she is requesting the board approve the salary of \$47,127.90 for the new deputy clerk, Nancy Gin. She further informed the board that Ms. Gin has been working in the Clerk's Department for 4 years, full-time for 2 years, and has been trained in all aspects of her new position of Deputy Clerk. Motion was made by Hershberger, seconded by Clements to approve the salary of \$47,127.90 for the new Deputy Clerk, Nancy Gin, effective December 5, 2017. Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

NEW BUSINESS

REQUEST FOR APPROVAL OF OUTSTANDING INVOICES

Motion was made by Hershberger, seconded by Francis to approve the following vouchers for payment: General Fund-\$67,986.07, Fire District-\$2,770.16, Park Fund-\$2,786.29, Library Operating Fund-\$37.15, Indian Acres SAD-\$1,015.38, Mohawk Trails SAD-\$2,414.55, Sewer Operation & Main. Fund-\$378,310.60, & Trust and Agency Fund-\$87.50 for a total of \$455,407.70. Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

REQUEST TO AMEND ARTICLE XIX, SECTION 400.1920 "STORAGE OF RECREATIONAL VEHICLES, NON-COMMERCIAL TRAILERS AND EQUIPMENT", AND TO AMEND ARTICLE II, SECTION 400.200 "CONSTRUCTION OF LANGUAGE AND DEFINITIONS" TO AMEND THE DEFINITION OF A RECREATIONAL VEHICLE

Frederick spoke, explaining the need for this amendment is to give clarity to the definition of trailers and RV's and assist the Ordinance Department in determining ordinance violations with regard to trailer and RV storage on property. Motion was made by Frederick, seconded by Steiner to approve the amendment of Article XIX, Section 400.1920 "Storage of Recreational Vehicles, Non-commercial trailers and Equipment to insert clarifying language regarding the storage of such recreational vehicles and to amend Article II, Section 200 "Construction of Language and Definitions" to add definitions regarding Recreational Vehicles for the following reasons:

1. The Bedford Township Planning Commission reviewed the proposed amendments and recommended approval of the amendments;
2. The Monroe County Planning Commission reviewed the proposed amendments and recommended approval of the amendments;
3. The amendments clarify that occupancy of a recreational vehicle or non-commercial trailer while stored on a premise is not permitted absent special approval; and,
4. The amendments clarify the definition of vehicles used for recreational purposes.

Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

REQUEST TO AMEND ARTICLE XXII, SECTION 400.2200 "BOARD OF ZONING APPEALS"
TO ADD C-2 (SHOPPING CENTER DISTRICT) AS A PERMITTED ZONING DISTRICT FOR
OUTDOOR ASSEMBLY

Frederick spoke and explained this amendment will allow for additional permitted uses in C-2, Shopping Center districts. Motion was made by Frederick, seconded by Steiner that Article XXII, Section 400.2200, "Board of Zoning Appeals Jurisdiction" be amended to add C-2 Shopping Center District be added as a permitted zoning district for outdoor assembly for the following reason:

1. The addition would offer additional opportunities for the community for outdoor assembly;
2. The addition would not change the process for approval of an outdoor assembly;
3. The Township Planning Commission has recommended adoption of the amendment;
4. The Monroe County Planning Commission has recommended adoption of the amendment

Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

REQUEST FOR FINAL PUD APPROVAL FOR ADLER ESTATES ON PARCEL NUMBERS
5802-030-100-10 AND 5802-030-099-08

Frederick spoke, and explained the request for final PUD approval of Adler Estates, which will consist of 21 units. Brad Greeley, developer of Adler Estates, spoke to the board, further explaining the process and answering board members questions. Motion was made by Frederick, seconded by Tienvieri that approval of the Final Planned Unit Development and Final Site Plan Approval for Phase I of Adler Estates on Parcel Numbers 58 02-030-100-10 and 58 02 030 099 08, located off Adler Road, south of Clegg Road subject to satisfaction of the requirements of the review letters from Mannik/Smith Group, Monroe County Road Commission, Monroe County Drain Commission and the Bedford Fire Department and development of a street lighting plan in Phase I and submission of the PUD Agreement and Plan to Township Counsel for review and approval for the following reasons:

1. The development as submitted satisfies the Township Master Plan;
2. The development has been recommended for approval by the Township Planning Commission;
3. The development satisfies the Monroe County Comprehensive Plan Future Use Map;
4. The development has been recommended for approval by the Monroe County Planning Commission;
5. The uses are consistent with surrounding uses;
6. The development meets the requirements of the current underlying zoning district.

Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

REQUEST TO REZONE PARCEL NUMBERS 5802-303-100-10 AND 5802-030-099-08 FROM R-2A, SINGLE FAMILY RESIDENTIAL TO PUD, PLANNED UNIT DEVELOPMENT

Frederick spoke, stating that with final approval of Adler Estates PUD the underlying parcels need to be changed from their current R-2A designation to PUD. Motion was made by Frederick, seconded by Clements that Parcels 58-02-030-100-10 and 58-02 030-099-08 be rezoned from R-2A Single Family Residential to PUD, Planned Unit Development for Adler Estates, a 95-unit site condominium PUD project off Adler Road south of Clegg Road for the following reasons:

1. The Township Board has approved, subject to conditions, the Final PUD and Final Site Plan for Phase I of Adler Estates; and,
2. The development as designed provides a less dense use than that permitted under R-2A Single Family Residential as a platted subdivision;
3. The PUD zoning district is compatible with the Township Master Plan; and
4. The PUD zoning district is compatible with the Monroe County Comprehensive Future Use Map;
5. The Bedford Township Planning Commission recommends approval;
6. The Monroe County Planning Commission recommends approval.

Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

REQUEST FOR APPROVAL OF THE RESOLUTION AUTHORIZING AN INSTALLMENT PURCHASE AGREEMENT FOR THE LIFE LINE AMBULANCE

Francis spoke explaining this resolution needs to be approved in order to set up an installment purchase of the Life Line Ambulance. He further mentioned the resolution needs to be approved by not only the township, but the vendor and Monroe Bank and Trust as well. The interest rate is 2.25% and will be for 4 years. Attorney Goldsmith spoke, stating the resolution had been prepared by bond council and approved by township attorneys. Motion was made by Francis, seconded by Clements to approve the resolution authorizing an installment purchase agreement for the Life Line Ambulance, as presented. Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

REQUEST FOR APPROVAL TO PURCHASE NEW OUTDOOR HOLIDAY DECORATIONS FOR TEMPERANCE, LAMBERTVILLE AND SAMARIA

Pirrone stated this request is for replacement of worn out and torn holiday banners to be placed in Temperance, Lambertville and Samaria. Motion was made by Clements, seconded by Steiner to approve the purchase of new outdoor holiday banners from Bronner's Commercial Display at a cost of \$1,682.00, plus shipping. Motion carried on a roll call vote as follows: Aye: Francis, Frederick, Clements, Steiner, Tienvieri, Hershberger & Pirrone. Nays: None. Excused: None

COMMENTS FROM THE PUBLIC

Logan Tisdale, 1308 Brandywine, commented at length regarding the Monroe County Sheriff's Department contract.

Dale Track, 2842 Sanibel, stated he was speaking on behalf of the Citizens for Fiscal Responsibility, suggesting a “new” way to propose millages in the township.

REPORT FROM TOWNSHIP BOARD MEMBERS

Tienvieri – questioned the status of implementing expanded ambulance service by the fire dept. Pirrone and Chief Massingill responded to the question.

Steiner – mentioned he had attended a fire training exercise when the dept. received a call and he was amazed at the quick response from our fire dept. He also wished everyone a Happy Thanksgiving.

Clements – thanked the board for the approval of the Park Board’s master plan and mentioned the hard work and dedication of the Park Board. He also wished everyone a Happy Thanksgiving.

Frederick – commented on the Medical Authority’s decision regarding ambulance service, stated he had spoken to Mike Bosanac at the county regarding DTE’s plan for the reduction in valuation and the effect on the county. He also wished everyone a Happy Thanksgiving.

Hershberger – thanked outgoing Deputy Clerk Garnet Francis for her years of service, stated her new deputy, Nancy Gin will be an excellent replacement, thanked the election workers for the great job they did at the November election using new equipment, stated the camera being used tonight is part of the new visual equipment, and thanked George Welling for the long hours he’s been working to get everything up and running. She also wished everyone a Happy Thanksgiving.

Francis – reminded residents that tax bills will be mailed out on the 1st of December and will be due and payable without penalty until February 14, 2018. He then told a short story regarding Thanksgiving.

Pirrone – congratulated Detective Moody, our new Monroe County Sheriff’s Dept. Bedford Substation head, he will be meeting with the fire chief and ordinance dept. to work on a disaster plan for the township office, he has been meeting with the Senior Center staff to discuss a new location for the Bedford Senior Center, appreciates the assistance from SEMCOG to look for grant monies for bike and walking trails, the sheriff’s dept. is working hard on the business break-in issues, responded to Logan Tisdale’s comments, and wished everyone a Happy Thanksgiving.

ADJOURNMENT

The meeting adjourned at 8:07 p.m.

Trudy L. Hershberger
Bedford Township Clerk

Garnet Francis
Deputy Clerk/Recording Secretary