

BEDFORD TOWNSHIP BOARD MINUTES  
8100 JACKMAN ROAD, TEMPERANCE, MI 48182  
December 4, 2018 - 7:00 p.m.

PRESENT:	TC Clements, Trustee
Paul Pirrone, Supervisor	Craig Montri, Trustee
Trudy Hershberger, Clerk	Rick Steiner, Trustee
Paul Francis, Treasurer	Nancy Tienvieri, Trustee

ALSO PRESENT: Phil Goldsmith, Township Attorney

The Regular Meeting of the Bedford Township Board was called to order by Pirrone at 7:00 p.m. followed by the Pledge of Allegiance and Prayer led by Greg Withrow, Assembly of Christians Church.

**PUBLIC HEARING**

REQUEST FOR APPROVAL OF A RESOLUTION TO ESTABLISH SUMMERLYN, PHASE IV STREETLIGHT SPECIAL ASSESSMENT DISTRICT – Motion was made by Clements, seconded by Steiner to open the public hearing. Motion carried on a roll call vote as follows: Ayes: Clements, Steiner, Tienvieri, Montri, Francis, Hershberger & Pirrone. Nays: none. Absent: none.

No one came forward to speak.

Motion was made by Clements, seconded by Steiner to close the public hearing. Motion carried on a roll call vote as follows: Ayes: Clements, Steiner, Montri, Tienvieri, Francis, Hershberger & Pirrone. Nays: none. Absent: none.

Motion was made by Hershberger, seconded by Clements to approve the Summerlyn, Phase IV streetlight district consisting of seven lights which have already been paid for by the developer, as presented. Motion carried on a roll call vote as follows: Ayes: Hershberger, Clements, Montri, Steiner, Tienvieri, Francis & Pirrone. Nays: none. Absent: none.

**APPROVAL OF AGENDA** – Motion was made by Steiner, seconded by Tienvieri to approve the agenda as submitted. Motion carried on a roll call vote as follows: Ayes: Steiner, Tienvieri, Montri, Clements, Francis, Hershberger & Pirrone. Nays: none. Absent: none.

**CONSENT AGENDA**

The Consent Agenda contained the following items for approval:

- The November 20, 2018 Township Board Minutes;
- Acceptance with regret of the resignation of Corey Welch from the Communications/Media Commission, effective immediately;
- Appointment of Dale Barton to the Communications/Media Commission for a partial term ending 12/31/2019;
- Acceptance with regret of the resignation of Joan Dunton from the Park Commission, effective immediately;

Motion was made by Steiner, seconded by Tienvieri to approve the consent agenda as published. Motion carried on a roll call vote as follows: Ayes: Steiner, Tienvieri, Clements, Montri, Francis, Hershberger & Pirrone. Nays: none. Absent: none.

**PRESENTATIONS**

WASTE WATER TREATMENT BUDGET – Tim Csurgo, Deputy Drain Commission respectfully submitted the 2019 Budget for Operation and Maintenance of the Bedford Township wastewater treatment plant. He explained the budget has increased 5.4 % over last year's budget

due to an increase in electricity costs and an increase in labor costs, as they plan to increase staff work hours during the upcoming construction.

#### **PUBLIC COMMENT**

Jim Duggan, 8690 Mary Meadows Road – spoke against the C-3 zoning on 6601 Lewis Avenue as it is predominately residential adjacent to this parcel and it might open up pandoras box for subsequent zoning.

Judy Frankowski, 1115 Ashland Drive – concerned about the zoning change from PBO to C-3 on the Lewis Avenue parcel.

#### **OLD BUSINESS**

#### **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-\$338,553.95, Fire District-\$60,793.17, Police Fund-\$1,671.62, Park Fund-\$769.41, Transit System Fund-\$19,590.00, Library Operating Fund-\$5,179.59, Sandywell SAD-\$8,523.61, Mohawk Trail SAD-\$371,010.62, Mildred Ave. SAD-\$119.00, Springbrook SAD-\$119.00, Sewer Operation & Main. Fund-\$5,189.82, & Trust and Agency Fund-\$1,000.00 for a total of \$812,519.79. Motion carried on a roll call vote as follows: Ayes: Hershberger, Francis, Montri, Clements, Steiner, Tienvieri, & Pirrone. Nays: none. Absent: none.

REQUEST FOR APPROVAL TO AUTHORIZE A CHANGE IN THE CONSUMER'S ENERGY LIGHTING CONTRACT TO INCLUDE THE STREETLIGHTS IN SUMMERLYN SUBDIVISION, PHASE IV – Motion was made by Hershberger seconded by Clements to approve the resolution authorizing Consumers Energy to make changes in the standard streetlight contract, as presented. Motion carried on a roll call vote as follows: Ayes: Hershberger, Clements, Steiner, Montri, Tienvieri, Francis & Pirrone. Nays: none. Absent: none.

REQUEST FOR APPROVAL OF THE 2019 BUDGET FOR OPERATION & MAINTENANCE OF THE BEDFORD TOWNSHIP SEWAGE DISPOSAL SYSTEM – Francis explained Bedford pays this annually in six payments to operate the plant and have the Drain Commission manage it. Motion was made by Francis, seconded by Tienvieri to approve and adopt the resolution to establish the 2019 budget for operation and maintenance of the Bedford Township Sewer System, as presented. Motion carried on a roll call vote as follows: Ayes: Francis, Tienvieri, Clements, Montri, Steiner, Hershberger & Pirrone. Nays: none. Absent: none.

REQUEST FOR APPROVAL OF THE RECOMMENDATION FROM THE PARK COMMISSION TO APPOINT CAROL LAURIE TO THE VACANT PARK COMMISSION POSITION – Clements explained that given the time and proximity to a previous vacancy and subsequent interviews which were conducted by members of the Township Board along with members of the Park Commission, the Park Commission felt it was appropriate to select an applicant from that process. Motion was made by Clements, seconded by Montri to accept the Park Commissions recommendation to appoint Carol Laurie to the vacant Park Commission position to fill the duration of Joan Dunton's term. Motion carried on a roll call vote as follows: Ayes: Clements, Montri, Steiner, Tienvieri, Francis, Hershberger & Pirrone. Nays: none. Absent: none.

REQUEST TO APPROVE RELAXED SETBACKS FOR HICKORY RIDGE SKILLED CARE FACILITY, PARCEL 5802-035-053-62 (951 HICKORY CREEK BOULEVARD) – Charles Pauling, PH7 Architects – representative for Hickory Ridge explained that his client would like to build an addition to the existing building and develop a parking lot on a separate parcel to the north for staff parking. He answered Board questions and concerns. Motion was made by Tienvieri, seconded by Steiner to relax the setbacks as recommended by the Planning Commission for

Hickory Ridge Skilled Care Facility located within the Hickory Creek Planned Unit Development on Parcel Number 5802-035-053-62, otherwise known as 951 Hickory Creek Boulevard with a minor change. Motion carried on a roll call vote as follows: Ayes: Tienvieri, Steiner, Clements, Montri, Francis, Hershberger & Pirrone. Nays: none. Absent: none.

REQUEST TO ENTER INTO A PLANNED UNIT DEVELOPMENT AGREEMENT WITH ASPEN RIDGE SENIOR LEASING FOR PARCEL 5802-035-053-61 & 5802-035-053-62, TO RESTRICT THE SALE OF ONE PARCEL WITHOUT THE OTHER – Motion was made by Tienvieri, seconded by Steiner to enter into a Planned Unit Development Agreement with Aspen Ridge Senior Leasing (Hickory Ridge Skilled Care Facility) within the Hickory Creek Planned Unit Development for Parcel numbers 5802-035-053-62 and 5802-035-053-61 to restrict the sale of one parcel without the other; to prepare and record a PUD Agreement for the purpose of combining the two parcels to restrict the sale of, mortgage of, or encumbrance of those two parcels other than together; that this is contingent on final site plan approval by the Township and approval by all the other reviewing agencies; and that the road leading into Hickory Ridge would be maintained in the condition that the road currently is in. Motion carried on a roll call vote as follows: Ayes: Tienvieri, Steiner, Montri, Clements, Francis, Hershberger & Pirrone. Nays: none. Absent: none.

REQUEST FOR APPROVAL TO REZONE PARCEL 5802-570-014-00 (6601 LEWIS AVENUE) FROM PBO (PROFESSIONAL AND BUSINESS OFFICE) TO C-3 (GENERAL BUSINESS) – Goldsmith explained the Bedford Township Planning Commission approved this recommendation with a 4-3 vote, the Monroe County Planning Commission recommended to deny this request and the Township Planner, Lucie Fortin also recommending to deny this rezoning. Steve Lennex, Lennex Realty Company – representative for the applicant spoke saying that PBO zoned property is unmarketable in Bedford and he feels this rezoning is a good thing. Lengthy discussion followed. Some Board members were concerned with the C-3 zoning since this parcel is part of a plotted subdivision and is contiguous to residentially zoned and occupied property and typically lesser zoned areas are placed between residentially zoned areas and C-3 zoned areas to serve as buffers. Motion was made by Tienvieri, seconded by Montri to approve the rezoning request from PBO to C-3 on parcel #5802-570-014-00, otherwise known as 6601 Lewis Avenue, with all the restrictions put on the approval by the Planning Commission. Motion carried on a roll call vote as follows: Ayes: Tienvieri, Montri, Clements & Pirrone. Nays: Steiner, Francis & Hershberger. Absent: none.

REQUEST FOR APPROVAL OF THE AMENDMENT TO THE WATER SUPPLY SYSTEM ORDINANCE 27A-10 – Goldsmith explained that if a property owner has already paid to tap into the Bedford water system and is required for fire suppression purposes only to have a second tap, this amendment provides they would not be charged a second tap (water privilege) fee. Motion was made by Francis, seconded by Clements to accept this amendment to the Water Supply System Ordinance #27A-10. Motion carried on a roll call vote as follows: Ayes: Francis, Clements, Tienvieri, Steiner, Montri, Hershberger & Pirrone. Nays: none. Absent: none.

#### **COMMENTS FROM THE PUBLIC**

Steve Lennex, 7261 Forest Valley – thanked those who voted for the rezoning on Lewis Avenue and felt those who voted against it did so because of personal animosity against him.

#### **REPORT FROM TOWNSHIP BOARD MEMBERS**

Tienvieri – thanked Board members and all who sent condolences for the recent passing of a family member.

Steiner – stated his vote against the rezoning had nothing to do with Mr. Lennex or his client; he voted that way because he felt the current zoning was appropriate for that corner which is a small parcel up against a subdivision.

Montri – commented on the length of the meeting.

Clements – spoke about the difficult decision it was regarding the rezoning issue - he struggled with personal property rights verses the welfare and benefits of the 32,000 other residents. He trusts the LaScala's will make good decisions and hopes this could be a trigger for an intersection which will improve taxation in our community. He also mentioned three acts of kindness which make him proud to be a Bedford resident and that this is a good time of year to appreciate the blessings we each have.

Francis – voted no on the rezoning because after reading through the material he didn't agree it should be C-3, he feels it should be zoned C-1 and he takes offense to being accused of making it personal.

Hershberger – after doing her research on the rezoning issue, she struggled with the C-3 zoning because the parcel is in a platted subdivision and the master plan calls for mixed use, low intensity zoning; it had nothing to do with the applicant or Mr. Lennex. She also mentioned the date interest will start to be assessed on the recent SAD's has been extended until January 31, 2019.

Pirrone – disagrees with Mr. Lennex' comment as no one on the Board would ever vote based solely on who an applicant was; mentioned Montri will be serving as the Library Advisory Board liaison and Tienvieri as the Planning Commission liaison; is also proud of what's going on in the Community with the Blizzardfest on the 14<sup>th</sup> and 15<sup>th</sup>, Santa's box out front of the Township building, the Goodfellow's paper sale and toy drive, the BBA food drive on Saturday, and the work of the Lions Den; hopes residents will think outside of the box this year for Christmas and do something for somebody; and mentioned the Fire Inspector is following the National Fire Code and requiring Knox boxes which are beneficial in the case of a fire.

## **ADJOURNMENT**

The meeting was adjourned at 8:27 p.m.

Trudy L. Hershberger  
Bedford Township Clerk

Nancy Gin  
Deputy Clerk/Recording Secretary