

MINUTES  
BEDFORD TOWNSHIP PLANNING COMMISSION  
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN  
JANUARY 23, 2019

PRESENT:

MATTHEW ANGERER, CHAIR  
DENNIS JENKINS, VICE-CHAIR  
NANCY TIENVIERI, TOWNSHIP BOARD LIAISON  
TOM ZDYBEK  
RON FRITZ  
DAN STEFFEN, SECRETARY  
JOE GARVERICK

EXCUSED:

NONE

ABSENT:

NONE

ALSO PRESENT:

KAREN KINCAID, PLANNING AND ZONING ADMINISTRATOR

Angerer called the Bedford Township Planning Commission meeting to order at 7:00 p.m. The Pledge of Allegiance was said. Steffen called the roll. Quorum present.

***ELECTION OF PLANNING COMMISSION OFFICERS FOR 2019***

**Motion by Zdybek, supported by Jenkins, to nominate Mr. Angerer as Chairman.**

There were no further nominations. Mr. Angerer accepted the nomination.

**Roll call as follows: Voting Aye: Jenkins, Steffen, Zdybek, Garverick, Tienvieri, Fritz and Angerer**

**Voting Nay: None.**

**Excused: None**

**Absent: None**

**Motion carried.**

**Motion by Steffen, supported by Zdybek, to nominate Mr. Jenkins as Vice-Chairman.**

There were no further nominations. Mr. Jenkins accepted the nomination.

**Roll call as follows: Voting Aye: Steffen, Zdybek, Tienvieri, Garverick, Fritz, Jenkins and Angerer**

**Voting Nay: None.**

**Excused: None**

**Absent: None**

**Motion carried.**

**Motion by Jenkins, supported by Garverick, to nominate Mr. Steffen as Secretary.**

There were no further nominations. Mr. Steffen accepted the nomination.

**Roll call as follows: Voting Aye: Jenkins, Garverick, Tienvieri, Zdybek, Fritz, Steffen and Angerer**

**Voting Nay: None.**

**Excused: None**

**Absent: None**

**Motion carried.**

***APPOINT THE PLANNING COMMISSION REPRESENTATIVE TO THE BOARD OF ZONING APPEALS (RECOMMENDATION TO THE TOWNSHIP BOARD)***

**Motion by Jenkins, supported by Steffen, to recommend Mr. Zdybek as Representative of the Planning Commission to the Board of Zoning Appeals.**

There were no further nominations. Mr. Zdybek accepted the nomination.

**Roll call as follows: Voting Aye: Jenkins, Steffen, Garverick, Fritz, Zdybek, Tienvieri and Angerer**

**Voting Nay: None.**

**Excused: None**

**Absent: None**

**Motion carried.**

***APPROVAL OF THE AGENDA***

Motion by Jenkins, supported by Zdybek, to approve the agenda. Motion carried.

***APPROVAL OF THE MINUTES OF JANUARY 9, 2019***

Motion by Steffen, supported by Jenkins, to approve the minutes of January 9, 2019. Motion carried.

***PUBLIC COMMENT (LIMIT 3 MINUTES)***

None

***NEW BUSINESS***

**A) REQUEST FOR FINAL SITE PLAN APPROVAL FOR ADLER ESTATES PHASE II ON PARCEL NUMBERS 5802-030-100-10 AND 5802-030-099-08, LOCATED OFF ADLER ROAD SOUTH OF CLEGG ROAD**

Kincaid said the subject site is within the Adler Estates PUD, which is located on Adler Road between Sterns Road and Clegg Road. The Final PUD was originally approved on 11/21/2017 with a total of 95 units being developed in five phases. On 11/21/2017, Phase I of Adler Estates was approved, which included 21 units. The approval of Phase II, consisting of 16 residential units will bring the PUD project development to 37 residential units.

Kincaid said approval letters with conditions have been received from the MCDC (1/3/2019) with comments, the Mannik & Smith Group (1/2/2019) with comments and conditions, and the Bedford Township Fire Department (10/24/2018) with comments, further saying as there are no additional curb cuts onto Adler Road for Phase II, there is no review from the MCRC; however, when proposed Phase III of the development is submitted, additional review by the MCRC will be required.

Kincaid said Final Site Plan Approval for Phase II of Adler Estates shall be conditioned on

addressing all issues and concerns as stated in the MCDC, the Mannik & Smith Group, and the Bedford Township Fire Department review letters, and the Master Deed for Phase II must be submitted for review and approval by the Mannik & Smith Group (plan) and Lennard, Graham and Goldsmith.

Brad Greeley, 3002 Lennox Court, representative, said the proposed project is the second of five phases with a planned start date of late Winter to be ready for home construction in June or July. When asked, Mr. Greeley confirmed all roads within the development are private, as is the drainage, while the sanitary and water lines will be public. Mr. Greeley stated Phase I is approximately 50 percent completed and nearly 50 percent of Phase II has been reserved for construction.

Tienvieri commented on non-vehicular circulation and the proposed connection between the development and Dartmouth Drive within Canterbury Forest. Mr. Greeley said they are providing a pedestrian walk between the two developments, and although there will be no bollards, there will be no emergency vehicle connection. Tienvieri commented on the condition of Adler Road, asking when construction within the site is planned for completion. Mr. Greeley said they are planning a five-year build; however, completion is based on market demand and conditions.

**MOTION BY TIENVIERI, SUPPORTED BY JENKINS, TO APPROVE THE REQUEST FOR FINAL SITE PLAN APPROVAL FOR ADLER ESTATES PHASE II ON PARCEL NUMBERS 5802-030-100-10 AND 5802-030-099-08, LOCATED OFF ADLER ROAD SOUTH OF CLEGG ROAD, CONDITIONED ON 1) ADDRESSING ALL ISSUES AND CONCERNS AS STATED IN THE MCDC (1/3/19), THE MANNIK & SMITH GROUP (1/2/19), AND THE BEDFORD TOWNSHIP FIRE DEPARTMENT (10/24/18) REVIEW LETTERS, AND THE MASTER DEED FOR PHASE II BE SUBMITTED FOR REVIEW AND APPROVAL BY THE MANNIK & SMITH GROUP (PLAN) AND LENNARD, GRAHAM AND GOLDSMITH.**

**Roll call as follows: Voting Aye: Tienvieri, Jenkins, Steffen, Fritz, Garverick, Zdybek and Angerer**

**Excused: None**

**Absent: None**

**Motion carried.**

***PUBLIC COMMENT*** – None.

***INFORMATION*** – None.

***COMMISSION / STAFF COMMENT*** – None.

***ADJOURNMENT*** –

The meeting was duly adjourned at 7:23 p.m.

*Respectfully submitted,*

*Karen M. Kincaid, Recording Secretary*