

MINUTES  
BEDFORD TOWNSHIP PLANNING COMMISSION  
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN  
January 24, 2018

**PRESENT:**

MATTHEW ANGERER  
LAMAR FREDERICK  
TOM ZDYBEK  
DENNIS JENKINS  
JOE GARVERICK  
DAN STEFFEN  
RON FRITZ

**EXCUSED:**

NONE

**ABSENT:**

NONE

**ALSO PRESENT:**

JODIE L. RECTOR, PLANNING AND ZONING, ASSISTANT, RECORDING SECRETARY

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 2018***

**Motion by Jenkins, supported by Steffen, 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, Frederick, Fritz and Angerer**

**Voting Nay: None.**

**Excused: None**

**Absent: None**

**Motion carried.**

**Motion by Frederick, 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: Frederick, Zdybek, Steffen, Garverick, Fritz, Angerer and Jenkins**

**Voting Nay: None.**

**Excused: None**

**Absent: None**

**Motion carried.**

**Motion by Frederick, supported by Zdybek, to nominate Mr. Steffen as Secretary.**

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

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

**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 Frederick, 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, Frederick, Garverick, Fritz, Steffen, Angerer and Zdybek**

**Voting Nay: None.**

**Excused: None**

**Absent: None**

**Motion carried.**

***APPROVAL OF THE AGENDA***

**Motion by Jenkins, supported by Frederick, to approve the agenda. Motion carried.**

***APPROVAL OF THE MINUTES***

**Motion by Frederick, supported by Steffen, to approve the minutes of December 13, 2017. Motion carried. Angerer and Fritz abstained**

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

*None*

***NEW BUSINESS***

**A) REQUEST FOR A RECOMMENDATION FOR FINAL PRELIMINARY PLAT APPROVAL FOR VILLAGE MEADOWS PLATS 3 & 4 ON PARCEL NUMBER 5802-014-067-02, LOCATED ON TEMPERANCE ROAD EAST OF LEWIS AVENUE**

Rector reviewed the analysis stating the subject site consists of 23.8 acres where 8.435 acres is being proposed for development. Plat three consists of 11 lots and Plat four 14 lots for a total of 25 R-3, Single Family Residential, parcels. There is a total of 96 lots within Plats I and II, and with the additional proposed 25 lots, there will be a total of 121 lots within the Village Meadows Subdivision where there are two means of ingress/egress off Temperance Road (Bush Drive & Village Meadows Drive).

Rector advised the proposed plats are an extension of the Village Meadows Subdivision located on Temperance Road east of Lewis Avenue, which was approved on 8/19/2003. The property was under different ownership at that time and due to the market, Plat Three was never developed. The submitted plan received Tentative Preliminary Plat Approval for Plats 3 & 4 from the Township Board on 7/11/2017. Rector stated approval letters for Final Preliminary Plats III and IV have been received from the MCRC on 11/30/2017, the MCDC on 11/20/2017, the MSG on 1/15/2018, the Bedford Township FD on 1/9/2018 and a permit has been issued WRP009375V.1 from MDEQ.

Rector noted the following should be considered if Final Preliminary Plat approval is recommended. Any and all issues outlined in the MCRC, MCDC, The Mannik & Smith Group, and the Bedford Township Fire Department letters shall be addressed prior to Final Plat approval.

**Bryce Bankowski-Developer- 1948 Woodland Temperance-** Mr. Bankowski was available for any questions.

Frederick stated this is pretty straight forward having all the comments and review approval letters. There were no other comments.

**MOTION BY FREDERICK, SUPPORTED BY STEFFEN, TO RECOMMEND APPROVAL FOR FINAL PRELIMINARY PLAT APPROVAL FOR VILLAGE MEADOWS PLATS 3 & 4 ON PARCEL NUMBER 5802-014-067-02, LOCATED ON TEMPERANCE ROAD EAST OF LEWIS AVENUE CONDITIONED UPON ADDRESSING ALL COMMENTS IN THE REVIEW LETTERS FROM MSG, MCRC, MCDC, AND THE BEDFORD TOWNSHIP FIRE DEPARTMENT PRIOR TO FINAL PLAT APPROVAL.**

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

**Voting Nay: None.**

**Excused: None**

**Absent: None**

**Motion carried.**

***PUBLIC COMMENT –***

None.

***INFORMATION –Rector advised there will be a meeting on February 14<sup>th</sup>.***

***COMMISSION / STAFF COMMENT –***

***Steffen thanked the members for the nomination to remain as secretary and their support.***

***Angerer welcomed Fritz to the Commission. Jenkins concurred.***

***ADJOURNMENT –***

**The meeting was duly adjourned at 7:11p.m.**

*Respectfully submitted,*

*Jodie L. Rector, Recording Secretary*