

MINUTES- REGULAR MEETING  
BEDFORD TOWNSHIP PLANNING COMMISSION  
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN  
FEBRUARY 8, 2017

**PRESENT:**

JAKE LAKE  
JOE GARVERICK  
DAN STEFFEN  
MATTHEW ANGERER  
ROBYNE BUSH  
MICHELLE BORK

**EXCUSED:**

TOM ZDYBEK

**ALSO PRESENT:**

KAREN M. KINCAID, PLANNING AND ZONING ADMINISTRATOR  
JODIE L. RECTOR, PLANNING AND ZONING, ASSISTANT, RECORDING SECRETARY

Lake called the Bedford Township Planning Commission meeting to order at 7:05 p.m. The Pledge of Allegiance was said. Kincaid called the roll. Quorum present.

***APPROVAL OF THE AGENDA***

**Motion by Angerer, supported by Bush, to approve the agenda. Motion carried.**

***APPROVAL OF THE MINUTES***

**Motion by Bush, supported by Steffen, to approve the minutes of January 11, 2017. Motion carried. Bork Abstained.**

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

*None*

***NEW BUSINESS***

***A) REQUEST FOR A SITE PLAN APPROVAL FOR SEAN & MAYRA LEITHER FOR A CHILD CARE CENTER, LOCATED ON PARCEL NUMBER 5802-028-025-00, OTHERWISE KNOWN AS 8166 DOUGLAS ROAD.***

Kincaid reviewed the analysis stating the subject site consists of 5.98 +/- acres with approximately 666.25 feet of frontage on Dean Road and approximately 252.21 feet of frontage on Douglas Road, with ingress/egress access on both roads. The current zoning is C-2, Shopping Center and the proposed use is a Child Care Center. Per Section 400.1201 Principal uses permitted in a C-2, Shopping Center Business District #4, Child Care centers subject to the following conditions:

- a. No portion of a child center shall be located within 300 feet of any gasoline pumps, underground storage tanks, or any other explosive material.
- b. One parking space shall be provided for each employee working during the largest shift plus one space for each eight children the facility is licensed to receive for care at any one time.
- c. A child loading/unloading area shall be provided to the Planning Commission to assure safe access to the facility and the adequacy of parking areas and maneuvering lanes to circulate peak hour traffic.
- d. On-site traffic circulation shall be restricted to a one-way traffic flow, where possible.
- e. Any on-site outdoor play area shall be enclosed by a fence that conforms to the applicable requirements of Section 1912.
- f. Any facility boundary which abuts property which is residential uses or zoned shall be screened according to the provisions of Section 1911.
- g. Signs shall conform to the applicable requirement to Section 1922

Kincaid stated the property to the north is R-2A, Single Family Residential (vacant), to the east C-2, Shopping Center (Forest View Lanes and Sandy Courts), to south C-2, Shopping Center (vacant wooded), and to the west R-2B, Single Family Residential (Lambertville United Methodist Church). Kincaid continued saying the applicant has submitted a plot plan that identifies the outdoor use areas and the drop off/pick up flow of traffic. The on-site traffic circulation is being restricted to one-way traffic flow where possible, including through the drop off/pick up area located on the north side of the building under the existing canopy. The fenced in playground is located to the south of the building, 100 feet from the south property line, and behind the front yard building setbacks from Douglas and Dean roads. It should be verified the area designated to be utilized as child activity area will be enclosed with fencing that conforms to the applicable requirements of Section 400.1912 (material and height). Kincaid advised no additional screening will be required between the subject site and the residentially zoned property to the north (vacant) and west (church), as Dean and Douglas roads separate the uses and no site change is proposed for the west and north sides of the parcel. Kincaid noted the Planning Department has calculated the parking requirement for the use, and has found the existing parking spaces (54) meets the ordinance requirement that one space be provided for each employee working during the largest shift plus one space for each eight children the facility is licensed to receive for care at any one time. Kincaid said there are no lighting changes proposed on the site; however, any changes to the existing sign must be submitted for review and approval from the Planning Department before a permit can be issued by the Building Department.

**Sean & Mayra Leither- 4849 Cousino Road, LaSalle, MI - Location-8166 Douglas Road-Applicant-**Mr. Leither said currently the child care center is located on Telegraph Road and the amount of growth it has encountered is why the need to move location. Mr. Leither continues saying this is the perfect location for the center as currently there are 22 school aged students for the east wing of the building and 'Bibs to Bibles' would be located

on westerly portion of the building. Mr. Leither stated he is the pastor of God's Lighthouse and the children attend from 8:15 am till 4:00 pm for a full day of schooling.

Bush inquired if it is on the lines of Home Schooling Co-op program. Mr. Leither stated currently they are using the PACE Program and ACE Ministries. Bush asked if the program is state mandated and Mr. Leither answered yes. Ms. Leither added the program allows for families to stay involved with their children. Bork commended the applicants on what she thought is going to be a great asset to the community with the new location. Commission Members further discussed the location, the proposed layout and all agreed with what a positive impact the program will be for the community.

***Motion by Garverick, supported by Bush, to approve the site plan for Sean & Mayra Leither for a child care center, located on parcel number 5802-028-025-00, otherwise known as 8166 Douglas Road as it is consistent with the Master Plan, an asset to the community and complies with the Bedford Township Ordinance.***

***Roll call as follows: Voting Aye: Garverick, Bush, Angerer, Steffen, Bork and Lake. Voting Nay: None. Excused: Zdybek. Motion carried.***

***PUBLIC COMMENT -***

LeAnn Herrera- 4849 Cousino Road, LaSalle, MI- Ms. Herrera thanked the Commission Members for the action to grant the approval for the new location. (Card and invite to spaghetti dinner)

***INFORMATION -***

None.

***COMMISSION / STAFF COMMENT -***

None.

***ADJOURNMENT -***

**The meeting was duly adjourned at 7:28 p.m.**

*Respectfully submitted,  
Jodie L. Rector, Recording Secretary*