

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
FEBRUARY 10, 2016

PRESENT:

KORLEEN BIALECKI
JAKE LAKE
TOM ZDYBEK
PAUL PIRRONE
MARYANNE BOURQUE
MATTHEW ANGERER
ROBYNE BUSH

EXCUSED:

NONE

ALSO PRESENT:

MARTY KAMPRATH, LEGAL COUNSEL, LENNARD, GRAHAM & GOLDSMITH
KAREN M. KINCAID, PLANNING AND ZONING ADMINISTRATOR
JODIE L. RECTOR, PLANNING AND ZONING, ASSISTANT, RECORDING SECRETARY

Bourque, called the Bedford Township Planning Commission meeting to order at 7:02 p.m. The Pledge of Allegiance was said. Kincaid called the roll. Quorum present. Kincaid introduced Mr. Angerer as a newly appointed Planning Commission member.

ELECTION OF PLANNING COMMISSION OFFICERS FOR 2016

Motion by Bialecki, supported by Lake, to nominate Maryanne Bourque as Chairman.

There were no further nominations. Ms. Bourque accepted the nomination.

**Roll call as follows: Voting Aye: Bialecki, Lake, Pirrone, Zdybek, Bush, Angerer and Bourque.
Voting Nay: None. Excused: None. Motion carried.**

Motion by Lake, supported by Bush, to nominate Korleen Bialecki as Vice-Chairman.

There were no further nominations. Ms. Bialecki accepted the nomination.

**Roll call as follows: Voting Aye: Lake, Bush, Pirrone, Zdybek, Angerer, Bialecki and Bourque.
Voting Nay: None. Excused: None. Motion carried.**

Motion by Pirrone, supported by Bush, to nominate Jake Lake as Secretary.

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

**Roll call as follows: Voting Aye: Pirrone, Bush, Bialecki, Zdybek, Angerer, Lake and Bourque.
Voting Nay: None. Excused: None. Motion carried.**

APPOINT THE PLANNING COMMISSION REPRESENTATIVE TO THE BOARD OF ZONING APPEALS (recommendation to the Township Board)

Motion by Lake, supported by Bush, to recommend Tom Zdybek as Representative of the Planning Commission to the Board of Zoning Appeals.

No further nominations. Mr. Zdybek accepted the nomination.

Roll call as follows: Voting Aye: Lake, Bush, Bialecki, Pirrone, Angerer, Zdybek, and Bourque. Voting Nay: None. Excused: None. Motion carried.

SET THE DATES AND TIMES FOR THE 2016 PLANNING COMMISSION MEETINGS

Motion by Bush, supported by Zdybek, to continue with the current meeting schedule for 2016. The first Wednesday of the month shall be utilized on an as-needed basis, with the second and fourth Wednesdays of the month being dedicated as Regular Meetings. All meetings shall begin at 7:00 p.m. and end no later than 10:00 p. m. at the Bedford Township Government Center. However, there shall be flexibility allowed to reschedule any meeting to a different date if so needed.

Roll call as follows: Voting Aye: Bush, Zdybek, Bialecki, Pirrone, Lake, Angerer, and Bourque. Voting Nay: None. Excused: None. Motion carried.

APPROVAL OF THE AGENDA

Motion by Lake, supported by Bush, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES

Motion by Bush, supported by Lake, to approve the minutes of December 2, 2015. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

ROB JOHNSON- 4165 ETON PLACE-Mr. Johnson requested approval from the Planning Commission members for Adler Estates to permit a GEO Road as opposed to a through road off Dartmouth Road into Canterbury Forest. Mr. Johnson stated he felt it will provide for emergency vehicle access and community connectivity. Mr. Johnson added two specific issues of concern regarding safety for current and new residence to both neighborhoods, if connection for vehicular traffic is made through Dartmouth into Canterbury Forest safety will be compromised by the increase traffic flow into Canterbury, also Canterbury Forest does not have sidewalks and the only means for riding bikes, walking, etc. would be in the roadway. Secondly, Canterbury Forest residents have had to self-fund the repaving of the roads within the subdivision, which is repayment of a 15 year loan. Mr. Johnson continued with concern for not only increase in traffic from Adler Estates, but the larger commercial vehicles, garbage trucks, fed-ex, etc. using Canterbury Forest streets as a cut through to provide service to Adler Estates. Mr. Johnson reiterated he feels the proposal for the GEO road with a walk way will provide the emergency access needed for safety for the Adler Estates residents and provide connectivity for both communities. Mr. Johnson ended with the request to the Planning Commission members to please consider his request for the safety of everyone in the community.

BOB POTURALSKI-7561 DARTMOUTH-Mr. Poturalski stated he is opposed to the connection between Canterbury Forest and Adler Estates. Mr. Poturalski reiterated what Mr. Johnson's concerns were on the cost to the residents to repair the roadways, as neither the MCRC nor Bedford Township was able to assist with cost repairs. Mr. Poturalski said with the increase in traffic he feels if repairs are needed in the future the responsibility for any maintenance would fall back again onto the residents. Mr. Poturalski stated concern regarding increase in traffic not only for the residents but to the three islands with gas light poles, as the island placement does not allow large trucks such as fire vehicles easy maneuverability, adding Sterns Road is a heavily traveled road and turning left out of Canterbury onto

Sterns Road can be dangerous as there is an incline onto Sterns Road. Mr. Poturalski noted Canterbury Forest currently has two entrances, one off Sheffield and Canterbury Drive. Mr. Poturalski suggested another entrance location for Adler Estates would be appropriate towards Monroe Road off of Lucille Drive. Mr. Poturalski requested the Planning Commission members to take into consideration the amount of increase in traffic and the safety of the community, as the majority of the homeowners oppose this connection.

NEW BUSINESS

A) REQUEST FOR TENTATIVE PRELIMINARY PLAT APPROVAL FOR ADLER ESTATES ON PARCEL NUMBER 5802-030-099-08, ADLER ROAD BETWEEN STERNS ROAD AND CLEGG ROAD

Kincaid reviewed the analysis stating the R-2A zoned plat consists of approximately 26.098 acres and will be developed in two phases. Plat I consists of 31 lots and Platt II consists of 27 lots. The subject plat has two ingress/egress locations, one off of Adler Road and one through Dartmouth Drive from the Canterbury Forest Subdivision to the South. Per the Development Design Standards Ordinance, Section 250.801.8.2.1, a. Layout, states street layout shall provide for the continuation of existing major or collector streets in surrounding areas, or conform to a plan for neighborhood development approved by the Planning Commission; and Future Connections states certain proposed streets shall be extended to the boundary line of the parcel to provide future connection. The MCRC issued a conditional letter of approval on November 24, 2015 and December 1, 2015, the MCDC issued a conditional approval for the tentative preliminary plat on February 4, 2016 contingent upon addressing the comments in their letter dated January 29, 2016. The Mannik & Smith Group issued a letter dated January 4, 2016 stating they have no objection to the granting of tentative preliminary plat approval subject to addressing all comments prior to final preliminary plat submittal. The Bedford Township Fire Department issued a letter of approval on February 4, 2016 with the condition that the Fire Department can review the plan prior to Final Preliminary Plat Approval. Kincaid added at this time no residential entranceway sign design has been proposed and the sign location has not been identified on the plat. Lastly, the following should be considered if Tentative Preliminary Plat approval is recommended: Any and all issues outlined in the MCRC, MCDC, The Mannik & Smith Group, and the Bedford Township Fire Department review letters shall be addressed prior to Final Preliminary Plat submittal.

**Brian Retar, FWB engineering, 5225 Secor Road, Toledo, Ohio-
Brad Greeley, 3002 Lennox Ct-**

Mr. Retar referenced the proposed plan and the ordinance requirements to connect to the stub street. Mr. Retar went on to clarify the developer does not object to installing a GEO Road as an emergency access road in listening to the concerns of the residents. The GEO access would be clearly delineated for emergency vehicles and there would be a walking path. Mr. Retar gave the option to the Planning Commission members to approve the proposal if they had no objection to the proposed GEO road, and the developer would agree. Mr. Retar stated the development is R-2A, Single Family Residential, with 80' lots of family oriented housing.

Pirrone commented on the installing of a GEO road to satisfy both parties and still have connectivity while coordinating with the new Master Plan and resolving the residents' concern with possible increase in traffic. Bush inquired if the roads in Canterbury are private or public, Mr. Greeley responded that they are public roads. Bush continued with setting a precedent in treating public roads as private roads. Mr. Retar advised Adler Estates would be public roads and he would have to investigate to determine if any easement for the GEO road access would be required. Bush added the MCRC review letter approved the submitted plan; Mr. Retar stated he has had a conversation with the MCRC and they would not object to

an emergency access drive, but there would be other considerations they may have, referencing traffic calming with stop signs or updating the intersections that would be discussed further after a decision is made regarding the connection on Dartmouth. Bush asked if the developer received comments from the MCRC in writing. Mr. Retar said no letter has been written but he could request one. Kincaid added that the Planning Department has not received comments from MCRC regarding any alternative connection to Canterbury Forest, saying the plat was reviewed and approved as submitted. Kincaid advised the approval letter from the Fire Chief is based on a second entrance to the subdivision and where emergency vehicle drivers can easily identify the access, as they are public roads. Kincaid read a portion of the Fire Department approval letter where it is stated the second access shall be installed during development of Plat I, and due to the location of the second access, a temporary turnaround will not be required at the end of Casey Court. Kincaid said any deviation in the plat to remove the proposed vehicle connection should be reviewed again for approval. Lake commented on existing connectivity between neighborhoods and the need to maintain consistency. Lake added there are safety concerns, saying taking in all aspects he also agrees that another review and approval from the Fire Chief is required, as the GEO road may not be an option.

Bourque suggested some clarification from Mr. Kamprath. Mr. Kamprath advised the Development Design Standards Ordinance was put together and written with the idea and concept of good planning principles generally for fire, safety, traffic flow, emergency vehicles, and continuity of the community, saying all of those concepts went into the development of the Design Standards Ordinance which promotes connectivity between subdivisions. Mr. Kamprath went on to say Canterbury Forest was required to create a stub end street simply for the purpose of connecting to a future subdivision, which was a requirement at that time, saying the connection provides the second access to Adler Estates. Lastly Mr. Kamprath advised the Development Design Standards Ordinance indicates that proposed streets within a plat, as approved by the Planning Commission, shall be extended to the boundary line of the parcel to provide future connection with adjoining unplatted land, saying the extension is a requirement until such time the ordinance is changed. Kamprath said there is a provision at the end of the Development Design Standards Ordinance where the applicant can request from the Township Board a variance from the standards of the ordinance.

Discussion continued regarding the International Fire Code 2012 and the newly adopted International Fire Code 2015 and the amount of homes and a second entrance. Kamprath referred to the Fire Chief's review letter and his requirement of the second entrance. Mr. Greeley advised after extensive review of the Fire Code even prior to adopting the new code, a GEO road would have met the 2012 Fire Code requirements and appendices, as it would carry the load of the fire equipment and remoteness. Bush asked if the plan was changed would it need new reviews from the outside agencies and brought back for Tentative Preliminary Plat Approval. Kincaid stated it would due to the change in the conceptual plan. Mr. Greeley believed the plan could move forward, as the submittal is for conceptual approval. Kincaid said the concept is changed if a public access is removed. Lake noted that the MCRC had conditions that also would need changes prior to Final Plat Approval. Bialecki inquired on implementing conditions pertaining to the GEO road. Mr. Kamprath advised if the Planning Commission feels the proposal is a minor change it can be approved with that as a condition, further cautioning the Planning Commission they do not have the outside agencies' reviews, particularly the Fire Chief on the second access. Bialecki stated that on a TPP Approval there are stipulation on that all outside agencies review letters be met and approved prior to Final Plat Approval. Planning Commission members further referenced the Master Plan and connectivity, Lake stated in this situation the development would have pedestrian connectivity but not vehicular, and while the GEO road seems like a good idea, it is necessary to take the consistency of the Township and moving forward with future development as this might set a new precedent. Pirrone felt the Master Plan and connectivity focus was on walkability with connectivity of development, which with a GEO road would supply that connection. Bush expressed concern without knowing where the Fire

Chief would stand on a GEO road. Pirrone referenced Green Hills and Captiva having connection for walkability but no GEO road.

Motion by Bialecki, supported by Bush, to recommend to approve the Tentative Preliminary Plat for Adler Estates on Parcel number 5802-030-099-08, on Adler Road between Sterns Road and Clegg Road with conditions that the future layout design will include a GEO road connection from Adler Estates to Canterbury Forest in place of the connection to Dartmouth Road; all issues outlined in the review letters from the MCDC, MCRC, Bedford Township Fire Department, and The Mannik & Smith Group be addressed; the GEO road design construction drawing be submitted, reviewed and approved by the MCRC, MCDC, Bedford Township Fire Department and The Mannik & Smith Group; with reasons for the action as follows: the GEO road still provides connectivity between the two subdivisions as far as pedestrian and bicycle traffic is concerned and it also provides for connectivity for emergency vehicles between the two subdivisions and addresses the concerns of the current residents of Canterbury Forest to eliminate potential traffic problems.

Roll call as follows: Voting Aye: Bialecki, Bush, Zdybek, Pirrone, Angerer, Bourque. Voting Nay: Lake. Excused: None. Motion carried.

Kincaid advised this is a recommendation to the Township Board, saying the item will be scheduled with the Township Board for a decision.

B) OPEN THE PUBLIC HEARING REGARDING THE SEALS REQUEST FOR SPECIAL APPROVAL TO PERMIT HORSES IN AN R-2A, SINGLE FAMILY RESIDENTIAL, ON PARCEL NUMBER 5802-023-003-30, OTHERWISE KNOWN AS 90 WEST SUBSTATION ROAD

Motion by Bush, supported by Angerer, to open the public hearing at 7:48 p.m. Motion carried.

Kincaid reviewed the analysis stating the subject site consists of 6.056 +/- acres with approximately 270.5 feet of frontage and 980 feet of depth on West Substation Road. Kincaid went on to add under the R-1 through R-3 Zoning Districts private horse stables are permitted with Special Approval from the Planning Commission and must meet the conditions of the accessory use outlined in the zoning ordinance. The use must be for the owner's sole benefit and the parcel must be not less than 5 acres in size and under one ownership. Kincaid also added there shall be no more than one horse for each two acres of total lot area, and any building, pen, run, corral or other structure or permanent area where the horses are kept or confined must be no nearer 200 feet to any dwelling on an adjacent lot and no nearer than 100 feet to any adjacent lot line. An area where animals are allowed to exercise may extend to the front, rear, or side lot lines. Kincaid went on to say all horses must be kept confined within a fenced area when not being ridden or under harness and the 6.05 +/- acre parcel would limit the number of permitted horses to three, Kincaid continued saying that the applicant has acknowledged they have had the 2 ponies on the property over the past few years and were unaware a special approval was required within their zoning district and once it was brought to their attention, the application for special approval was submitted for consideration. Kincaid advised the applicant has submitted a plot plan as required by ordinance identifying the location of the 240 square foot horse shelter as being a minimum of 100 feet from the west and east property lines and more than 200 feet from the north property line where three rows of pine trees have been planted between the proposed fenced in corral and the homes located to the north on Marengo Drive. While the Planning Department has received no letters, calls or inquiries of objection regarding this request the applicant has submitted 30 signed letters and 1 unsigned letter of no objection including from the residents immediately to the north, west and east of the subject parcel, saying the Planning Commission received additional letters of no objection prior to the meeting. The applicant has provided pictures of the subject location. Kincaid stated it should be noted the property immediately to the east of the subject site was granted special approval for horses on October 27, 1993 and is a continued

use to this date. Kincaid stated any special approval granted shall be in compliance with the required findings and determining facts as outlined in Section 400.403 and shall be included in any motion for approval.

Eric & Kathy Seals-90 W. Substation Road- Mr. Seals referenced the 40' buffer in the rear, and 10' on each side. Mr. Seals added there is also a 4 strand electric fence. Mrs. Seals referenced the pictures that were included, showing the fencing and pine trees. Ms. Bourque inquired on how many horses they were seeking to have. Mrs. Seals advised two ponies. Mr. Seals said many supporting neighbors are in attendance at the meeting. Bush complimented on how clean and maintained the property is and questioned the applicants on what their plan for flies is during the summer months. Mr. Seals advised they will use "Predator".

Christian Horkey-Attorney for Richard & Diane Overholt-79 Marengo-Mr. Horkey stated he and his clients have reviewed the application and have some concerns asking who actually owns the ponies, saying there had been some suggestion the Seals were not the owners and how many horses will there be. Mr. Horkey questioned the ordinance setback requirements for fencing. Mr. Horkey further commented on his clients concerns regarding noise, odor, flies, and dust and if there was a plan for manure management and that it not be permitted to be spread on the property. Mr. Horkey said his clients request of the Planning Commission, if the special approval is granted, is to only allow horses or ponies owned by the property owner, referencing the neighboring property to east has a special approval previously granted in 1993, and that a condition be that intermingling not be allowed, condition the noise, odor, flies and dust control, and that manure not be permitted to be spread on the subject lot. Mr. Horkey referenced the Right to Farm Act and Manure Management, and those practiced should be followed.

Ryan Gallardo- 191 Marengo-Mr. Gallardo, stated he is in favor of the special approval.

Steve Pietszak-8832 Woodside-Mr. Pietszak stated he received a letter, has no objection to the request, the location is beautiful. Bialecki requested to see the letter he had received, and copies were made for the Planning Commission Members.

Mr. Seals commented on his parcel size, saying they have only had one neighbor that has not extended no objection to the request. Bush addressed Mr. Horkey on the request to not permit the neighbors to intermingle the horses; Mr. Horkey clarified where there have been all 5 horses next to his client's property, which is the neighboring property. Bush inquired on the proximity from the subject property. Mr. Horkey stated his client's property is not adjacent and northeast of the property.

Martin Hotchiss-8681 Crabb-Mr. Hotchiss added clarification on the neighboring property in question, saying there has been dust associated with the neighboring property, and as the neighbors do not have 5 acres, agrees all 5 horses should not be on one property, saying the Seals could be permitted by the amount of acres they have.

Motion by Zdybek, supported by Bush, to close the public hearing at 8:10 p.m. Motion carried.

Zdybek asked for clarification from the applicant on how long the ponies had been located on the property. Mr. Seals stated a year, maybe longer.

Mr. Kamprath advised with the applicant having 6 acres the Planning Commission could approve up to 3 horses, Bourque inquired on the Special Approval from 1993 if there was a limit place on the number of horses for them, Kincaid advised the limit was 2 horses as that location was under the five acre requirement. Kincaid also briefly commented on the setback verbiage from the ordinance, clarifying the

ordinance states that the area where a horse or horses within a fenced in area are allow to feed, exercise or be ridden or under harness may extend to the front, rear, or side lot lines, saying the fence can extend to the neighboring lot lines.

Motion by Bush, supported by Lake to grant the Seals' request for special approval to permit 3 equines in an R-2A, Single Family Residential, on parcel number 5802-023-003-30, otherwise known as 90 West Substation Road as the use is not injurious to the district and environs, is not contrary to the spirit and purpose of this Ordinance, is not incompatible with already existing uses in the area, will not interfere with the orderly development of the area, would not be detrimental to the safety or convenience of vehicular or pedestrian traffic, will be served adequately by essential public facilities and services, will be consistent in assuring that the general public health, safety and welfare will not be infringed upon, and will be in compliance with all Township, County, State and Federal laws and regulations; and which, once approved, shall be deemed to authorize only one specific use, and shall expire and become null and void without further notice or action by the Planning Commission in any case where the special approval use has not been established within six months after the Planning Commission's grant of approval thereof or where the special approval use is discontinued or ceases to exist for six consecutive months or for 18 months during any three year period; and which may be revoked by the Planning Commission after it finds that any of the requirements of this Ordinance or conditions of approval are not being maintained. It should further be stated the reason for approval is that the use fits within the permitted usage for the amount of required acreage, and an overwhelming amount of support has been expressed from the adjacent neighboring properties.

Roll call as follows: Voting Aye: Bush, Lake, Zdybek, Bialecki, Pirrone, Angerer and Bourque. Voting Nay: None. Excused: None. Motion carried.

C) OPEN THE PUBLIC HEARING REGARDING THE SAVOIE REQUEST TO REZONE PARCEL NUMBER 5802-615-019-00 FROM PBO-1, PROFESSIONAL BUSINESS OFFICE TO PBO, PROFESSIONAL BUSINESS OFFICE, OTHERWISE KNOWN AS 7490 SECOR ROAD, LAMBERTVILLE

Motion by Bush, supported by Lake, to open the public hearing at 8:18 p.m. Motion carried.

Kincaid reviewed the analysis stating the request is to rezone from PBO-1, Professional Business Office to PBO, Professional Business Office and on June 21, 2005 the parcel was rezoned from R-2A, Single Family Residential to PBO-1 for a Transitional Zoning as the parcels to the north and east are zoned R-2A, Single Family Residential, to the south PBO-1, Professional Business Office, which is adjacent to C-1, Local Commercial, and zoned C-2, Shopping Center on the west side of Secor Road. Kincaid advised while the applicant has indicated the intended use is for a hair salon, all uses listed in a PBO District would be permitted. Kincaid reviewed the permitted uses in a PBO District:

In a PBO, Professional and Business Office District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Ordinance; subject to the review and approval of the site plan by the Planning Commission:

1. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales.
2. Medical office, including clinics.
3. Facilities for human care such as hospitals and sanitariums; convalescent homes subject to the density requirements of Section 604 [Section 400.604].

4. Banks, credit unions, savings and loan associations, and similar uses; drive-in facilities as an accessory use only.
5. Personal service establishments including barber shops, beauty shops, and health salons.
6. Mortuary establishments, when adequate assembly area is provided off-street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of mortuary establishments.
7. Publicly owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, or gas regulator stations.
8. Off-street parking lots.
9. Places of worship, subject to the provisions of Section 1919 [Section 400.1919].
10. Other uses similar to the above uses.
11. Child care centers with conditions.
12. Employer-sponsored child care centers with conditions.
13. Accessory structures and uses customarily incident to the above permitted uses.

Kincaid noted for information, the location was granted a special approval for a day care use on May 13, 2015, however the business was never opened. Lastly, the Master Plan Designation is Suburban Residential.

Jacques Savoie-7490 Secor Road-owner- Mr. Savoie added that the previous special approval use for a day care was not pursued by the intended renter for the building after the approval was granted. Mr. Savoie stated he is looking for the rezoning to be able to use the location for a hair salon. Mr. Savoie added that the PBO-1 is a much more restrictive use of Professional Business Office, and he feels a PBO zoning will maintain a buffer for the residential zoning.

Further discussion took place regarding the difference of restrictions between a PBO-1 and PBO Zoned parcel, where Bialecki added PBO has a broader range of business uses than what is permitted within a PBO-1.

Motion by Bush, supported by Angerer, to close the public hearing at 8:25 p.m. Motion carried.

The Planning Commission commented on traffic flow being less with the hair salon use than with the previously day care special approval use. Kincaid added that any proposed use for the building would have to be submitted and approved by the Planning Department to review number of parking spaces available meets the requirements of the ordinance, which is based on usable floor space and the number of chairs with a hair salon, further saying parking calculations differ based on the usage. Mr. Kamprath added that PBO-1 is strictly more professional business offices; PBO is professional offices and personal services. Mr. Kamprath added this is a rezoning so it would be changing the permitted usages, explaining the rezoning procedures. Kincaid also added the Planning Department has not received any calls or letters of objections, with one email of concern on the permitted usages. Kincaid reviewed the usages permitted in a PBO-1:

1. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales.
2. Medical office, including clinics.
3. Off-street parking lots, serving permitted or special approval uses.
4. Accessory structures and uses customarily incident to the above permitted uses.

Kincaid added Principal uses permitted subject to special approval are:

1. An accessory use customarily related to the principal use authorized by this Section, such as but not limited to: pharmacy or apothecary shop, stores limited to corrective garments or bandages, or

optical service, may be permitted, provided it is within the building to which it is an accessory use.

2. Places of worship, subject to the provisions of Section 1919. [Section 400.1919]
3. Publicly owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations or gas regulator stations.
4. Child care centers with conditions.
5. Employer-sponsored child care center with conditions.

Lastly, Kincaid reiterated the size of the building, lot size, the propose use and the number of employees is used in calculating in the number of required parking spaces.

Motion by Bush, supported by Zdybek, to recommend approval of the Savoie request to rezone parcel number 5802-615-019-00 from PBO-1, Professional Business Office to PBO, Professional Business Office, otherwise known as 7490 Secor Road, Lambertville, MI as it maintains and provides a transitional zoning to the surrounding parcels.

Roll call as follows: Voting Aye: Bush, Zdybek, Bialecki, Pirrone, Angerer, Lake and Bourque. Voting Nay: None. Excused: None. Motion carried.

Kincaid advised the applicant the request will be forwarded to Monroe County Planning for a recommendation and will then be forwarded to the Township Board where the final decision will be made.

PUBLIC COMMENT – None.

INFORMATION –

Kincaid advised the Planning Commission embers there is a Public Hearing scheduled for the next meeting on February 24, 2016.

COMMISSION / STAFF COMMENT –

Kincaid-Planning Department is currently working on several Zoning Ordinance Amendments that will be presented to the Planning Commission for review, discussion and input.

Bialecki- Welcomed Matt Angerer to the Planning Commission.

Lake-Clarified his concerns with moving forward on approving a plan with removed connectivity given the vision to promote connectivity with the recently adopted Master Plan.

Pirrone- Thanked the developer, Mr. Greeley, in working with the residents of Canterbury Forest.

ADJOURNMENT –

The meeting was duly adjourned at 8:36 p.m.

Respectfully submitted,

Jodie L. Rector
Recording Secretary

