

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
FEBRUARY 12, 2020

PRESENT:

DENNIS JENKINS
JOE GARVERICK, SECRETARY
NANCY TIENVIERI, TOWNSHIP BOARD LIAISON
MATTHEW ANGERER, CHAIR
BRAD HELM
RON FRITZ, VICE-CHAIR
PATRICK MAHONEY

EXCUSED:

NONE

ALSO PRESENT:

MARTY KAMPRATH, LENNARD, GRAHAM & GOLDSMITH
KAREN M. KINCAID, PLANNING AND ZONING ADMINISTRATOR
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. Kincaid called the roll. Quorum present.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Motion by Tienvieri, supported by Jenkins, to approve the minutes of January 8, 2020. Motion carried. Mahoney abstained due to meeting absence.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

- A) OPEN THE PUBLIC HEARING REGARDING THE REQUEST FROM LAMBERTVILLE MIXED USE, LLC, FOR A PRELIMINARY APPROVAL FOR A 28- UNIT TWO FAMILY, PLANNED UNIT DEVELOPMENT CONDOMINIUM PROJECT (OLDE FARM ESTATES), LOCATED ON THE SOUTH SIDE OF STERNS ROAD, EAST OF SECOR ROAD, PARCEL NUMBER 5802-032-055-65, ON VACANT LAND, LAMBERTVILLE, MI 48144***

Motion by Jenkins, supported by Tienvieri, to open the public hearing at 7:04 p.m. Motion carried.

Kincaid reviewed the analysis stating the subject parcel is currently RT, Two Family Residential, zoned and located on Sterns Road, east of Secor Road. The parcel is approximately 9.25 acres, where 5 acres are being proposed for a Planned Unit Development. Kincaid noted the project has 403.42 feet of frontage on Sterns Road, where sidewalks are being proposed. On October 1, 2019, the Township Board granted approval on the depth of the proposed cul-de-sac. On October 9, 2019, the Planning Commission granted

site plan approval for a shared detention pond to serve four parcels, and where the subject site is one of the four approved parcels.

Kincaid stated the PUD will be constructed in a single phase with a total of 14 two-family buildings totaling 28 units. While the Township can request up to a 100-foot setback for PUD developments, the developers are requesting a relaxed entire perimeter setback, and it has been the practice in the past, that the setback be relaxed when a residential PUD is adjacent to a residential zoning district.

Kincaid said the properties to the north are R-2A, Single Family Residential, east R-2A, Single Family Residential (Hidden Valley Subdivision), to the west are RME, Elderly Housing and C-3, General Commercial, which is adjacent to where the detention basin is located, and south, R-2A, Single Family Residential and PUD, Planned Unit Development (Creekside Crossing Condominiums).

Kincaid noted municipal water and sanitary sewer service will be available to the site. The roads are private and will be built to Monroe County Road Commission standards. All storm drainage is private and will be designed and built to public standards.

Kincaid stated any preliminary approval shall be contingent upon addressing all issues and obtaining approval from the reviewing agencies, including the MCDC (1/24/2020), the MCRC (1/2/2020), Mannik & Smith Group (1/6/2020), and the Fire Department (1/6/2020) review letters. Prior to any Final PUD consideration, 1) the applicant shall prepare a PUD agreement and all necessary condominium documents shall be submitted and approved by the Township Attorney, 2) the special assessment district for street lighting shall be entered into between the Township and the developer, 3) all color scheme, building materials and building renderings shall be submitted (preliminary rendering included), and 4) a landscaping and buffering plan shall be submitted. It should also be noted that a condominium association shall be established.

There was no public comment.

Motion by Tienvieri, supported by Jenkins, to close the public hearing at 7:05 p.m. Motion carried.

Kris Benson-Jim Jacobs Architect- 25 Washington, Monroe MI- Ms. Benson advised the project is for 14, 2-unit buildings for a total of 28 homes. Ms. Benson advised each will be individually sold.

Angerer questioned on the entire perimeter relaxed setback. Ms. Benson advised the nearest would be 25.5' on one unit abutting the Hampton Manor to the west, which is zoned RME. Tienvieri commended the applicant on the name of the development, Angerer agreed. Discussion took place on sidewalk and the rendering of each unit. Ms. Benson advised sidewalks are proposed within the development and along Sterns Road.

MOTION BY JENKINS, SUPPORTED BY TIENVIERI, TO RECOMMEND TO APPROVE THE REQUEST FROM LAMBERTVILLE MIXED USE, LLC, FOR A PRELIMINARY APPROVAL FOR A 28-UNIT TWO FAMILY, PLANNED UNIT DEVELOPMENT CONDOMINIUM PROJECT, LOCATED ON THE SOUTH SIDE OF STERNS ROAD, EAST OF SECOR ROAD, PARCEL NUMBER 5802-032-055-65, ON VACANT LAND, LAMBERTVILLE, MI 48144 CONTINGENT UPON ADDRESSING ALL ISSUES AND OBTAINING APPROVAL FROM THE REVIEWING

AGENCIES, INCLUDING THE MCDC (1/24/2020), THE MCRC (1/2/2020), MANNIK & SMITH GROUP (1/6/2020), AND THE FIRE DEPARTMENT (1/6/2020) REVIEW LETTERS. PRIOR TO ANY FINAL PUD CONSIDERATION, 1) THE APPLICANT SHALL PREPARE A PUD AGREEMENT AND ALL NECESSARY CONDOMINIUM DOCUMENTS SHALL BE SUBMITTED AND APPROVED BY THE TOWNSHIP ATTORNEY, 2) THE SPECIAL ASSESSMENT DISTRICT FOR STREET LIGHTING SHALL BE ENTERED INTO BETWEEN THE TOWNSHIP AND THE DEVELOPER, 3) ALL COLOR SCHEME, BUILDING MATERIALS AND BUILDING RENDERINGS SHALL BE SUBMITTED (PRELIMINARY RENDERING INCLUDED), 4) A NARRATIVE SHALL BE PREPARED AND SUBMITTED TO THE TOWNSHIP, AND 5) A LANDSCAPING AND BUFFERING PLAN SHALL BE SUBMITTED. IT SHOULD ALSO BE NOTED THAT A CONDOMINIUM ASSOCIATION SHALL BE ESTABLISHED.

Roll call as follows: Voting Aye: Jenkins, Tienvieri, Mahoney, Fritz, Garverick, Helm and Angerer

Voting Nay: None

Excused: None

Motion carried.

B) REQUEST FOR FINAL SITE PLAN APPROVAL FOR ADLER ESTATES PHASE 3 ON PARCEL NUMBERS 5802-030-100-10 AND 5802-030-099-08, LOCATED OFF ADLER ROAD SOUTH OF CLEGG ROAD

Kincaid reviewed the analysis stating the subject site is within the Adler Estates PUD, which is located on Adler Road between Sterns Road and Clegg Road. The Final PUD site plan was originally approved on 11/21/2017, having a total of 95 units and proposed in five phases. On 11/21/2017, Phase I of Adler Estates was approved, which included 21 units. Phase 2, consisting of 16 residential units was approved on January 23, 2019. The approval of Phase 3 consisting of 12 units will bring the PUD project development to 49 residential units and will provide a second means of ingress/egress to the development off Adler Road.

Kincaid advised approval letters with conditions/comments have been received from the MCDC (1/16/2020), the MCDC Soil Erosion/Sedimentation Control (1/21/2020), the Mannik & Smith Group (2/5/2020), the Bedford Township Fire Department (2/6/2020), and the MCRC (1/29/2020).

Kincaid noted sidewalks are proposed around the interior units. Kincaid continued to state the developer has advised the Planning Department solar street lights are being proposed for this development. It shall be confirmed street lighting will be installed at the entrances to the development and throughout the interior of the development. If it is determined solar lighting will not be utilized, the developer shall install another means of lighting and a Special Assessment District shall be set up through the Clerk's Department.

Kincaid stated municipal water and sanitary service is available. The storm water system and roads are private.

Kincaid said should Final Site Plan Approval for Phase 3 of Adler Estates be approved, it should be conditioned upon addressing all issues and concerns as stated in the MCDC, the Mannik & Smith Group, the Bedford Township Fire Department and the MCRC review letters. The Master Deed for Phase 3 must

be submitted for review and approval by the Mannik & Smith Group (plan) and Lennard, Graham and Goldsmith.

Brad Greeley-3002 Lennox Ct- Developer-Mr. Greeley advised this is the third phase of the five-phase project and this proposed phase will include a second means of ingress/egress to the site.

Discussion took place on the proposed solar lighting. Mr. Greeley explained there are 40 proposed lights within the development and a double light at each entrance, however they are still working on the pricing to meet the needs of the development, saying there will be no special assessment district with solar lighting, as each light will be maintained through the association.

MOTION BY JENKINS, SUPPORTED BY FRITZ , TO RECOMMEND TO APPROVE THE REQUEST FOR FINAL SITE PLAN APPROVAL FOR ADLER ESTATES PHASE 3 ON PARCEL NUMBERS 5802-030-100-10 AND 5802-030-099-08, LOCATED OFF ADLER ROAD SOUTH OF CLEGG ROAD CONTINGENT UPON ADDRESSING ALL CONDITIONS/COMMENTS RECEIVED FROM THE MCDC (1/16/2020), THE MCDC SOIL EROSION/SEDIMENTATION CONTROL (1/21/2020), THE MANNIK & SMITH GROUP (2/5/2020), THE BEDFORD TOWNSHIP FIRE DEPARTMENT (2/6/2020), AND THE MCRC (1/29/2020).

Roll call as follows: Voting Aye: Jenkins, Fritz, Tienvieri, Garverick, Mahoney, Helm and Angerer

Voting Nay: None

Excused: None

Motion carried.

C) REQUEST TO DETERMINE IF THE PROPOSED AMENDMENT TO ADLER ESTATES IS A MAJOR OR MINOR CHANGE, LOCATED OFF ADLER ROAD, SOUTH OF CLEGG ROAD

Kincaid reviewed the analysis stating the subject site is Adler Estates, a 95-unit Planned Unit Development, which is located on the east side of Adler Road, south of Clegg Road. The PUD site plan was originally approved on 11/21/17, consisting of five phases. Phase I of Adler Estates was approved on 11/21/2017, which included 21 units. Phase II was approved on 1/23/19 which consists of 16 units. Phase III consists of 12 units and was approved in the previous consideration on this evening's agenda. Phase IV consists of 23 units and has been submitted for review. Phase V consists of 23 units and has not yet been submitted.

Kincaid stated the proposed amendment request is to amend the previously approved Phase IV and Phase V developing sequence. While there is no change in the number of units or the previously approved PUD layout, the applicant would like to develop what is now identified as Phase V prior to developing Phase IV, and is, therefore, seeking a determination if the proposed amendment is a major or minor amendment to the PUD. Kincaid stated it should be noted, the sequencing change would have no negative effect on the remainder of the development. Section 400.1706A of the Zoning Ordinance allows for an applicant to seek such a determination. Kincaid advised should the Planning Commission determine the amendment is minor in nature, they can 1) approve the change without requiring a public hearing and without requiring a submittal to the Township Board, or 2) shall have the authority to determine that a particular

change, although a minor PUD plan amendment, is significant enough that it should be referred to the Township Board for final approval.

Brad Greeley-3002 Lennox Ct- Developer- Mr. Greeley explained due to the storm sewer system, it is more economically efficient to change the proposed layout and move forward with Phase IV, which was the originally approved Phase V. Angerer spoke on there being no major change, as the layout will remain the same and in each phase there is approximately the same number of units. Tienvieri inquired on any legal concerns. Mr. Kamprath did not see any concerns with the request.

MOTION BY JENKINS, SUPPORTED BY HELM, THAT THE PLANNING COMMISSION DETERMINED THE PROPOSED AMENDMENT TO ADLER ESTATES IS A MINOR CHANGE, LOCATED OFF ADLER ROAD, SOUTH OF CLEGG ROAD.

*Roll call as follows: Voting Aye: Jenkins, Helm, Tienvieri, Fritz, Garverick, Mahoney and Angerer
Voting Nay: None
Excused: None
Motion carried.*

MOTION BY JENKINS, SUPPORTED BY HELM, TO APPROVE THE REQUEST TO AMEND PHASE IV AND V TO ADLER ESTATES, LOCATED OFF ADLER ROAD, SOUTH OF CLEGG ROAD, AND THAT THE MASTER DEED BE AMENDED TO REFLECT THE DEVELOPMENT SEQUENCE.

*Roll call as follows: Voting Aye: Jenkins, Helm, Tienvieri, Fritz, Garverick, Mahoney and Angerer
Voting Nay: None
Excused: None
Motion carried.*

PUBLIC COMMENT – None.

INFORMATION – None

COMMISSION / STAFF COMMENT – Tienvieri welcomed the new Commission Members.

ADJOURNMENT –

The meeting was duly adjourned at 7:34 p.m.

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