

MINUTES
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
February 28, 2018

PRESENT:

MATTHEW ANGERER, CHAIR
LAMAR FREDERICK, TOWNSHIP BOARD LIAISON
TOM ZDYBEK
DENNIS JENKINS
RON FRITZ
JOE GARVERICK

EXCUSED:

DAN STEFFEN, SECRETARY

ABSENT:

NONE

ALSO PRESENT:

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 Frederick, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES

Motion by Frederick, supported by Jenkins, to approve the minutes of February 14, 2018. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

NONE

OLD BUSINESS

A) REQUEST TO DETERMINE IF THE PROPOSED AMENDMENT TO THE TIMBER WOODS PUD IS A MINOR OR MAJOR CHANGE, LOCATED ON THE EAST END OF SODA DRIVE

Angerer informed the applicant the Commission was one member short, offering the option to defer to a later date when all members could be present. Mr. Jones, representative for the developer, opted to move forward as scheduled.

Kincaid reviewed the memo stating this item was originally scheduled on the February 14, 2018 agenda and was tabled to the March 14, 2018 agenda at the developer's representative, Ray Jones, of FWB request. Kincaid reminded the Commission Mr. Jones requested the item be placed on the March 14, 2018 meeting to provide enough time for them to have an opportunity to meet with Mr. Bauerschmidt, as he expressed some concerns and further inquiries at the February 14, 2018 meeting.

Kincaid advised, FWB had a meeting with Mr. Bauerschmidt on Friday, February 23, 2018, to discuss options and the project. Kincaid stated the Planning Department sent the residents of Timber Woods PUD written notification that the topic will be placed on the February 28, 2018 meeting as opposed to the March 14, 2018 meeting.

Kincaid stated although not required for Planning Commission consideration of the subject request on whether the proposed change is a minor or major amendment, as a public hearing is not required, the Planning Department asked Mr. Jones to obtain a signature or statement from Mr. Bauerschmidt stating he is satisfied with the results of their meeting. Mr. Bauerschmidt expressed concern at the February 14, 2018, and a statement confirmed the public comments heard during the public hearing have been discussed between FWB and Mr. Bauerschmidt. Kincaid said the Planning Commission will make a decision on whether the change is of a minor or major nature. A copy of the ordinance referring to "Minor Amendment" and Major Amendment" was included in the Commission's packet. Kincaid added an email was received from Mr. Bauerschmidt stating he is in agreement with the developer regarding

the new submittal, which should be considered a minor amendment to the PUD, and requested his previous submitted letter be withdrawn.

Ray Jones-FWB-Surveyor- Mr. Jones advised the Commission that after the meeting, Mr. Bauerschmidt was satisfied with the mark ups and agreed to the request as a minor amendment to the PUD. Mr. Jones asked if any Commission Members had any further questions.

Motion by Jenkins, supported by Frederick, to determine the request of Timbers Woods PUD, located at the east end of Soda Drive to be a Minor Amendment to the PUD.

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

Voting Nay: None.

Excused: Steffen

Absent: None

Motion carried.

A) DECISION ON THE PROPOSED AMENDMENT TO TIMBER WOODS PUD, LOCATED AT THE EAST END OF SODA DRIVE

Motion by Frederick, supported by Garverick, to approve the Minor Amendment to the Timber Woods PUD as presented, conditioned upon modifying the condominium documents and Master Deed to show the approved change and shall be re-recorded with Monroe County Register of Deeds.

Mr. Jones inquired on the process. Kincaid advised once the developer has the amendments corrected on the PUD site plan and updates the Master Deed, the Township Attorney will review, approve and submit to be re-recorded. Mr. Jones understood.

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

Voting Nay: None.

Excused: Steffen

Absent: None

Motion carried.

PUBLIC COMMENT –

None.

INFORMATION –

Kincaid advised there will be a meeting on March 14, 2018.

COMMISSION / STAFF COMMENT –

Jenkins reviewed the information supplied regarding the Planning Commission By-Laws. Kincaid requested the Commission Members to review the by-laws and if they have any input or questions to please make contact with the Planning Department.

ADJOURNMENT –

The meeting was duly adjourned at 7: 10 p.m.

Respectfully submitted,

Jodie L. Rector, Recording Secretary