

MINUTES
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
MAY 9, 2018

PRESENT:

MATTHEW ANGERER, CHAIR
DENNIS JENKINS, VICE-CHAIR
LAMAR FREDERICK, TOWNSHIP BOARD LIAISON
DAN STEFFEN, SECRETARY
TOM ZDYBEK
RON FRITZ
JOE GARVERICK

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.

APPROVAL OF THE AGENDA

Motion by Frederick, supported by Steffen, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES

Motion by Jenkins, supported by Zdybek, to approve the minutes of April 25, 2018. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

NONE

NEW BUSINESS

A) REQUEST FOR A RECOMMENDATION FOR TENTATIVE PRELIMINARY PLAT APPROVAL FOR HICKORY CREEK PLAT 5 ON PARCEL NUMBERS 5802-035-014-00, 5802-035-015-00 AND A PORTION OF 5802-035-011-00, LOCATED ON STERNS ROAD, EAST OF LEWIS AVEUNE.

Rector reviewed the analysis stating the subject site consists of approximately 12.79 acres where 9.667 acres is being proposed for development of Plat 5. Plat 5 consists of 22 lots with one lot containing an existing home that will have access to Red Hawk Drive, which is the project ingress/egress from Sterns Road. The submitted plat shows the intent to connect as an extension of Hickory Creek Subdivision which will subsequently provide a second means of ingress/egress off Sterns Road (Red Hawk Drive & Sterns Road) for the existing and future development to the south. Rector noted the proposed plats are an extension of the Hickory Creek Subdivision located on Lewis Avenue South of Sterns Road which was approved on 12/16/1997. On 8/23/2005, Plat 4

was approved with stipulations, one being, the applicant shall finalize the purchase of property on Sterns Road and construct a second means of ingress/egress. The proposed development is now being designed with a second ingress/egress off Sterns Road to move forward with the project where a proposed connection to the existing subdivision will be made within the future Plat 8 through Grand Oak Drive.

Rector said the MCRC has approved the Tentative Preliminary Plat on May 1, 2018 with conditions, MCDC has approved the Tentative Preliminary Plat on April 23, 2018 with conditions, MSG has approved the Tentative Preliminary Plat on April 11, 2018 with conditions and the FD has approved the Tentative Preliminary Plat on May 1, 2018 with conditions.

Rector noted the plat has not yet been reviewed by the MDEQ. However, should a review be required, all reviews will be conducted prior to Final Preliminary Plat Approval, and an MDEQ permit will be issued prior to Final Plat Approval.

Rector advised 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 letters shall be addressed prior to Final Preliminary Plat submittal.

Joe Wehrle- Developer-6877 Forest Run - Mr. Wehrle was available to answer any questions.

Angerer inquired on the two homes located on Sterns Road. Mr. Wehrle advised one home will be demolished and the other will become part of the development. Frederick spoke on the history of the property and was glad to see the project moving forward.

MOTION BY JENKINS, SUPPORTED BY FREDERICK, TO RECOMMEND APPROVAL FOR TENTATIVE PRELIMINARY PLAT APPROVAL FOR HICKORY CREEK PLAT 5 ON PARCEL NUMBERS 5802-035-014-00, 5802-035-015-00 AND A PORTION OF 5802-035-011-00, LOCATED ON STERNS ROAD, EAST OF LEWIS AVEUNE CONDITIONED UPON ANY AND ALL ISSUES OUTLINED IN THE MCRC, MCDC, MSG, AND THE BEDFORD TOWNSHIP FIRE DEPARTMENT LETTERS BE ADDRESSED PRIOR TO FINAL PRELIMINARY PLAT SUBMITTAL, AND SHOULD A REVIEW BE REQUIRED BY MDEQ, IT SHALL BE CONDUCTED BEFORE FINAL PRELIMINARY PLAT APPROVAL AND A PERMIT ISSUED PRIOR TO FINAL PLAT APPROVAL.

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

Voting Nay: None.

Excused: None

Absent: None

Motion carried.

PUBLIC COMMENT –

None.

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INFORMATION –

Rector advised tentatively there will be a meeting on May 23, 2018.

COMMISSION / STAFF COMMENT –

Zdybek updated the Planning Commission Members on the BZA Meeting regarding the Summerfest request. Zdybek advised the BZA said the Planning Commission did a great job with the requirements in the motion.

ADJOURNMENT –

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

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