

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
May 11, 2016

PRESENT:

KORLEEN BIALECKI
PAUL PIRRONE
TOM ZDYBEK
ROBYNE BUSH
MARYANNE BOURQUE
MATT ANGERER

EXCUSED:

JAKE LAKE

ALSO PRESENT:

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 7:00 p.m. The Pledge of Allegiance was said. Kincaid called the roll. Quorum present.

APPROVAL OF THE AGENDA

Motion by Zdybek, supported by Angerer, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES

Motion by Bush, supported by Angerer, to approve the minutes of April 13, 2016.

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

Motion by Bialecki, supported by Angerer, to approve the minutes of April 27, 2016.

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

PUBLIC COMMENT (LIMIT 3 MINUTES)-None

NEW BUSINESS

- A) **REQUEST FOR FINAL SITE PLAN APPROVAL FOR TEMPERANCE SELF STORAGE, LOCATED ON PARCEL NUMBER 5802-015-007-01, OTHERWISE KNOWN AS 9735 LEWIS AVENUE.**

Kincaid reviewed the site analysis stating the owner is proposing two additional storage buildings, one 2700 square foot and an 1800 square foot building, located on the south side of the existing storage buildings. The site consists of 5.1 +/- acres where a storage building use is permitted within a C-3 zoning district on property consisting of a minimum of 4 acres and a maximum of six acres. Kincaid added the buildings are to be constructed of the same material to match the existing buildings. A rendering has not been provided. The building materials shall be confirmed by the applicant prior to site plan approval. All setback requirements have been met with the proposed addition. Kincaid advised the Fire Department reviewed and approved the site plan on May 5, 2016, subject to the installation of a gravel drive along the south side of the site, as municipal water is not available in the area. The approval letter indicated the gravel shall be of a thickness to support emergency vehicles. Kincaid added the MCDC review letter approved the site plan on April 5, 2016, the MSG approval with contingencies on April 28, 2016, and a

review is not required by the MCRC as there will be no change in the existing access to the property. Kincaid noted the provided parking and proposed site lighting meets all ordinance requirements, as does the landscaping around the detention basin. Lastly, should the site plan approval be granted, a motion should include that the approval shall be contingent upon addressing all conditions of the MCDC, the Bedford Township Fire Department and the MSG letters of approval.

Ken Vogel- 9735 Lewis Avenue-Owner- was present to answer any questions the commission may have.

Bush asked the applicant for clarification on the gravel drive. Mr. Vogel advised the gravel drive is along the south side and within the fenced in area which is always locked with a gated key code for access. Mr. Vogel added there is a secondary means of access for the Fire Department also with a locked access gate. Bourque added she had visited the site and it is very well maintained and there is an acceptable area where the proposed additional storage buildings are to be located. Bialecki referenced the rendering scheme of the new buildings. Mr. Vogel stated the new storage buildings will match the current units at the location.

Motion by Pirrone, supported by Bush, to approve the Final Site Plan for Temperance Self Storage, located on parcel number 5802-015-007-01, otherwise known as 9735 Lewis Avenue, contingent upon meeting all the requirements of the MCDC, MSG and the Bedford Township Fire Department letters of approval.

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

PUBLIC COMMENT –None

INFORMATION –

Kincaid advised there is nothing definite for the next meeting, however there are a couple of items tentatively scheduled.

COMMISSION / STAFF COMMENT –

Pirrone gave a reminder the Farmers' Market is going on from 8-1 on Saturday's and is located at the Lambertville United Methodist Church on the corner of Dean and Douglas.

ADJOURNMENT –

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

*Respectfully submitted,
Jodie L. Rector
Recording Secretary*