

MINUTES- REGULAR MEETING (virtual)  
BEDFORD TOWNSHIP PLANNING COMMISSION  
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN  
JUNE 10, 2020

**PRESENT:**

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

**EXCUSED:**

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. Garverick called the roll. Quorum present.

***APPROVAL OF THE AGENDA***

**Motion by Jenkins, supported by Fritz, to approve the agenda. Motion carried.**

***APPROVAL OF THE MINUTES***

**Motion by Tienvieri, supported by Helm, to approve the minutes of May 27, 2020. Motion carried.**

***PUBLIC COMMENT (LIMIT 3 MINUTES)***

*None*

***NEW BUSINESS***

***A) REQUEST FOR FINAL SITE PLAN APPROVAL FOR TIMBER VALLEY MULTIPLE FAMILY LIVING PHASE IV ON PARCEL NUMBER 5802-035-026-00, LOCATED ON THE EAST SIDE OF LEWIS AVENUE SOUTH OF STERNS ROAD***

Kincaid reviewed the analysis stating this request is for Final Site Plan Approval for Phase IV of the Timber Valley Luxury Apartment Villas located on Lewis Avenue between Sterns Road and Smith Road. Phases I-III have been approved and constructed, and the parcel is properly zoned for multiple family residential use. Phase I consists of 22 units, Phase II 16 units, Phase III 36 units, and 26 units are proposed in Phase IV to complete the 100-unit project.

Kincaid advised approval letters have been received from The Mannik & Smith Group (6/2/2020), the Fire Department (3/17/2020), the MCDC (5/22/2020), and no review is required from the MCRC as the project is within a private drive with no additional curb cuts onto a public road. While there are contingencies of the approval listed in the review letters received from the MCDC, FD, and MSG, the Fire Department issue regarding the street name change has been addressed and the street has been renamed Golden Ash Lane between White Oak Lane and Willow Lane to avoid potential confusion and delays for emergency responders. All remaining issues will be addressed prior to scheduling the project's preconstruction meeting.

Kincaid stated the foundation landscaping plan is located on sheet 3 of 21, and is consistent with the existing landscaping in previous phases. It should be noted there are no requirements for screening between the subject residential project and the single-family residential property to the north, east and south. Sheet 20 of 21 identifies a maintained tree line that may be better identified in the aerial on sheet 5 of 21. However, there is a "limit of disturbance" area within the tree line. The developer stated they are not removing the tree line beyond what will be required to install the storm water line and catch basins, which may be minimal, as the line appears to be in an area north of the existing tree line. In speaking with the developer regarding off-site headlight pollution from the north and south stub ends of Willow Lane, Mr. Schmitt agreed vehicles navigating on Willow Lane could cast headlight pollution onto neighboring properties and said he will add screening at both the north and south ends of the stub street.

Kincaid noted no street lighting is proposed. Individual post lamps shall be installed with the units.

Kincaid said the color rendering and elevations are consistent with the previous phases consisting of a front elevation of a cultured stone wainscot on the main portion of the structure with varied amounts on the garage frontage. All structures are of an earth tone color scheme.

Kincaid advised it has been confirmed the applicant is working with the Assessing Department to combine all parcels associated with this development.

Kincaid advised the Commission Members the Township has received the survey and legal description for the subject site and the applicant is working with the Assessor, Alan Matlow, to move forward with combining all the parcels.

**Dave Schmitt- Developer-** Mr. Schmitt stated this is the final phase of the project and three previous phases have been very successful. Mr. Schmitt felt the development has been a positive asset to the community.

**Dave Kuhn-Feller Finch & Associates-** Mr. Kuhn was available to answer any questions.

Tienvieri stated she had visited the site and had some concerns on lighting and no sidewalks. Tienvieri voiced concern on the number of vehicles parked in the road and the difficulty to navigate through the development. Discussion on lighting requirements, parking and sidewalks continued. Kincaid advised this is a private development and sidewalks are not required by ordinance. Jenkins agreed. Mr. Schmitt agreed with parking issues however, each unit has a two-car garage with parking provided in the driveway. Mr. Schmitt stated sidewalks are not required. Mr. Schmitt stated individual light post are installed and continued to advised this is a private development and not a subdivision. Mr. Kuhn stated there was a statement in the MSG letter regarding barrier free parking and the applicant has agreed to install one barrier free parking space within this phase. Tienvieri spoke again on traffic and parking and requested another barrier free parking space within phase II be installed. Mr. Schmitt voiced opinion that even though it is not a requirement he will install a barrier free parking space within the existing area of parking. Tienvieri voiced appreciation.

There was no further discussion.

***MOTION BY JENKINS, SUPPORTED BY TIENVIERI, TO APPROVE THE FINAL SITE PLAN FOR TIMBER VALLEY MULTIPLE FAMILY LIVING PHASE IV ON PARCEL NUMBER 5802-035-026-00, LOCATED ON THE EAST SIDE OF LEWIS AVENUE SOUTH OF STERNS ROAD CONDITIONED UPON ADDRESSING ALL COMMENTS IN THE MANNIK & SMITH GROUP (6/2/2020), THE FIRE DEPARTMENT (3/17/2020), THE MCDC (5/22/2020) REVIEW LETTERS AND TO INCLUDE INSTALLING AN ADDITIONAL BARRIER FREE PARKING SPACE WITHIN PHASE II.***

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

Bedford Township Planning Commission  
Regular Meeting Virtual  
May 27, 2020  
Page 3

*Voting Nay: None*

*Excused: None*

*Motion carried.*

***PUBLIC COMMENT*** – None.

***INFORMATION*** – None

***ADJOURNMENT*** –

**The meeting was duly adjourned at 7:20 p.m.**

*Respectfully submitted,*

*Jodie L. Rector, Recording Secretary*