

MINUTES
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
June 13, 2018

PRESENT:

MATTHEW ANGERER, CHAIR
DENNIS JENKINS, VICE-CHAIR
LAMAR FREDERICK, TOWNSHIP BOARD LIAISON
TOM ZDYBEK
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. Rector called the roll. Quorum present.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Motion by Jenkins, supported by Garverick, to approve the minutes of May 23, 2018. Frederick abstained. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

NONE

NEW BUSINESS

- A) OPEN THE PUBLIC HEARING REGARDING THE REQUEST OF WHITE DIAMOND DEVELOPMENT, FOR APPROVAL FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN FOR A 20-UNIT CONDOMINIUM PROJECT ON PARCEL NUMBER 5802-033-049-00, OTHERWISE KNOWN AS 6695 JACKMAN ROAD, TEMPERANCE, MI**

Motion by Frederick, supported by Zdybek, to open the Public Hearing at 7:03 p.m. Motion Carried.

Kincaid reviewed the analysis saying on January 1, 2016 the Township Board granted Preliminary PUD approval for a 69-unit PUD Development. According to the Zoning Ordinance, Section 400.1703A.6 the applicant had twelve months to submit for a rezoning and Final PUD. While the plan was submitted for Final PUD Approval prior to the 12-month deadline, on January 19, 2016 the developer requested an extension due to the International Fire Code 2015 "remoteness" and the development's required second means of ingress/egress meeting the separation requirement of Fire Code 2012, Appendix D. Kincaid stated at the Township Board meeting on January 19, 2016 an extension of the Preliminary PUD approval for Apple Creek Estates was granted. Since the 2016 granted preliminary extension, the International Fire Code 2015 was adopted by the Township Board with the omission of Appendix D regarding a second means of ingress/egress relative to the number of homes within the project. Kincaid noted as well, the MDEQ has

made a wetland determination, requiring the developer to redesigned the layout and decreased the number of units by 49. Therefore, the once proposed 69-unit development has been redesigned with 20 units.

Kincaid said the subject parcel is currently R-2B, Single Family Residential, zoned and located on Jackman Road, north of Smith Road. The parcel is approximately 25.636 acres, where 23.785 acres are being proposed for a Planned Unit Development. The project has frontage on Jackman Road. The proposed development has a boulevard type ingress/egress with two crossovers. On January 16, 2018 the Township Board granted approval on the depth of the proposed cud-de-sac. The PUD will be constructed in a single phase with a total of 20 single family building sites. While the Township can request up to a 100-foot setback for PUD developments, the developers are requesting a 65' 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 advised the properties to the north are R-2B, Single Family Residential, east RT, Two Family Residential, C-1, General Commercial and R-2B, Single Family Residential, to the west are R-3, Single Family Residential, and south, R-3, Single Family Residential, RT, Two Family Residential and PBO, Professional Business Office.

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. The private paved asphalt boulevard is 65 feet outside edge to outside edge of pavement, which includes 12 feet of paved roadway and an 8' bike lane. All storm drainage is private and will be designed and built to public standards.

Kincaid mentioned any preliminary approval shall be contingent upon addressing all issues and obtaining approval from the reviewing agencies, including the MCDC 5/7/2018, the MCRC 5/15/2018, Mannik & Smith Group 5/14/2018, and the Fire Department 5/2/18 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, and 4) a landscaping and buffering plan shall be submitted. It should also be noted that a condominium association shall be established.

Brad Greeley-Developer- Mr. Greeley reiterated the process for this development and added the intent is to maintain open space and preserve the wetland area.

Motion by Jenkins, supported by Frederick, to close the Public Hearing at 7:10 p.m. Motion Carried.

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. Greeley opted to move forward as scheduled.

Frederick inquired on the rezoning to PUD, Planned Unit Development. Kincaid stated the rezoning will take place during Final PUD Approval. Frederick asked on final approval from MDEQ on the plan. Mr. Greeley advised MDEQ does no review of the plan, however the development is designed around the wetland area determined by MDEQ. Jenkins inquired on the comment from MSG on Outlot A. Mr. Greeley stated the parcel will be sold. Mr. Greeley added it may be a more difficult lot to build on due to the flood zone; however, it is not impossible. Jenkins stated lots 11-18 will need a depth-to-width ratio variance. Garverick inquired on the difficulty of the property with the amount of wetland area. Frederick asked if there would be a statement on the deeds with respect to the floodplains or would the Township require a statement on the deed. Kincaid said she would get further information regarding Fredericks requests before forwarding the PUD to the Township Board. Kincaid added the development will not go through a land division process, only the two outlots will go through the process.

MOTION BY JENKINS, SUPPORTED BY FREDERICK, TO RECOMMEND APPROVAL REGARDING THE REQUEST OF WHITE DIAMOND DEVELOPMENT, FOR APPROVAL FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN FOR A 20-UNIT CONDOMINIUM PROJECT ON PARCEL NUMBER 5802-033-049-00, OTHERWISE KNOWN AS 6695 JACKMAN ROAD, TEMPERANCE, MI contingent upon addressing all issues and obtaining approval from the reviewing agencies, including the MCDC (5/7/2018), the MCRC (5/15/2018), Mannik & Smith Group (5/14/2018), and the Fire Department (5/2/18) review letters, Lots 11-18 required a depth to width ratio variance, waive the 100' perimeter setback as the developer has provided a 65' perimeter setback, and prior to any Final PUD consideration the applicant shall 1) 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, 4) the plan must be in compliance with MDEQ, 5) a landscaping and buffering plan shall be submitted, and 6) a condominium association shall be established.

**Roll call as follows: Voting Aye: Jenkins, Frederick, Garverick, Zdybek, Fritz and Angerer
Voting Nay: None.
Excused: Steffen
Absent: None
Motion carried.**

PUBLIC COMMENT –

Paula Fellman-7120 Jackman Road- Ms. Fellman voiced concern on development within the flood plain and wetland areas. Jenkins stated the developer may include restrictive building information within the deed restrictions on the wetland area. Mr. Greeley offered to speak further on the concerns after the meeting. Ms. Fellman agreed to speak after the meeting.

INFORMATION –

Kincaid advised there will be a meeting on June 27, 2018.

COMMISSION / STAFF COMMENT –

None

ADJOURNMENT –

The meeting was duly adjourned at 7:21 p.m.

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