

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
JUNE 22, 2016

PRESENT:

MARYANNE BOURQUE, CHAIR
KORLEEN BIALECKI, VICE-CHAIR
JAKE LAKE, SECRETARY
PAUL PIRRONE, TOWNSHIP BOARD LIAISON
ROBYNE BUSH
MATT ANGERER

EXCUSED:

TOM ZDYBEK

ALSO PRESENT:

KAREN M. KINCAID, PLANNING AND ZONING ADMINISTRATOR
MARTY KAMPRATH, LENNARD, GRAHAM AND GOLDSMITH, LEGAL COUNSEL

Bourque, called the Bedford Township Planning Commission meeting to order at 7:00 p.m. The Pledge of Allegiance was said. Lake called the roll. Quorum present.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Motion by Bialecki, supported by Bush, to approve the minutes of May 11, 2016.

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

PUBLIC COMMENT (LIMIT 3 MINUTES) - None

NEW BUSINESS

A) REQUEST FOR FINAL SITE PLAN APPROVAL FOR TIMBERWOODS PUD PHASE II, ON PARCEL NUMBER 5802-026-050-31, LOCATED AT THE EAST END OF SODA DRIVE.

Kincaid reviewed the site analysis stating the request is from Scott Wenland of Wenland Custom Homes for Final Site Plan Approval for Phase II of Timberwoods Site Condominium PUD located at the east end of Soda Drive. The applicant received PUD approval on November 4, 2003 for the entire Timberwoods project, and Phase I has been continuously under construction. On September 12, 2012 and December 11, 2013, the applicant sought an amendment for Phase I to separate units due to lending institutions not lending on attached units. On May 13, 2015, at the developer's request, the Planning Commission determined the request to separate the units within Phase II was a minor amendment and the amendment was granted. Kincaid added along with the separation of units within Phase II, the number of units was reduced from 19 to 13. Kincaid stated the developer sought and was granted the request to remove the interior non-vehicular walking path, as many of the existing residents expressed at the May 13, 2015 meeting they were not in favor of a walking path behind their homes. Kincaid

noted the Bedford Township Fire Department letter of approval was received on June 16, 2016, the MCDC letter of approval was received on May 11, 2016 with conditions, and the MSG letter of approval was received on June 10, 2016. MSG has followed up on the conditions of their letter and a Pre-Con meeting has been scheduled for June 23, 2016. The developer is working on the amended PUD Agreement and Master Deed, which must be submitted to the Township attorney for review and approval prior to being recorded. Kincaid said the developer is working to set up the escrow account with the Clerk's Department for the street lighting Special Assessment District and there is no requirement for the MCRC review as there is no new curb cut onto a public road and all interior roads are private. Kincaid said it should be determined the construction design, building materials and color scheme will be the same as what was previously approved for Phase I. Should Final Site Plan Approval be granted it shall be contingent upon addressing all comments of the letters of approval from the MCDC, The Bedford Township Fire Department, and the MSG. The street lighting Special Assessment District shall be set up through the Clerk's Department and the PUD Agreement and Master Deed documents shall be submitted to the Township attorneys for review and approval prior to recording.

Scott Wenland, 3400 King Road, Toledo, OH, developer, said Phase I has been completed.

The Planning Commission commented on the building separations, saying the project will result in a less dense project.

Kamprath verified he has received a Master Deed for Timberwoods Site Condominiums Phase II, asking if Phase I will have its own association. Mr. Wenland said there is one association for both phases. After discussion, Mr. Wenland said he will have his attorney make contact with the Township attorney for clarifying purposes on what documents must be submitted for review and approval prior to recording.

When asked, Kincaid confirmed the entire project was previously rezoned to PUD and the request this evening is to approve the site plan for Phase II of the PUD project, thus requiring no further rezoning.

Pirrone commented on the need for connectivity through public sidewalks.

Bialecki asked if the building materials, color scheme and building design will mirror the units within Phase I. Mr. Wenland said it would.

Bourque informed the applicant that the commission was one member short, offering the option to defer to a later date when all members could be present. Mr. Wenland opted to move forward as scheduled.

Motion by Bush, supported by Angerer, to approve the Final Site Plan for Timberwoods PUD Phase II, on Parcel Number 5802-026-050-031, located at the east of Soda Drive, contingent upon addressing all comments of the letters of approval from the MCDC, the Bedford Township Fire Department, and the Mannik & Smith Group. The street lighting special assessment district shall be set up through the Clerk's Department and the PUD Agreement and Master Deed shall be submitted to the Township Attorneys for review and approval prior to recording.

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

B) REQUEST FOR A SIGN WAIVER FOR SAMARIA MASONIC BUILDING ASSOCIATION ON PARCEL NUMBER 5802-003-016-00, 1660 SAMARIA ROAD, SAMARIA, MI 48177

Kincaid reviewed the sign waiver analysis stating the applicant is seeking to replace the current monument sign located at 1660 Samaria Road, in the Samaria Village Overlay District. Kincaid said the Ordinance permits one monument sign of up to 40 square feet in area and four feet in height to serve as identification in the Village Overlay District. The applicant is seeking to install a 30 square foot by 5 foot tall monument sign to include an LED message board. Kincaid stated while the proposed sign meets the permitted square footage requirement a waiver is required for a 1foot height variance. Kincaid said the Planning Commission shall determine how often the message can change so not to create a safety issue by distracting passing traffic. Kincaid noted the applicant has indicated the proposed sign location will not encroach closer to the road, and should the request be considered, the following waivers would be required: a 1' height waiver and an approval to allow an LED message board. Kincaid advised in any motion to approve, the following shall be considered for inclusion : all required permits shall be obtained from Bedford Township and the applicant shall continue to maintain the entire perimeter landscaped area of the base no less than two feet wide in growing and in healthy condition.

Dan Trumbull, 1956 Stoneybrook Lane, representative for the application, said the existing sign was second hand and due to the age can no longer best serve their needs.

Bourque asked if the separate "Bingo" sign would be removed. Mr. Trumbull said the by-laws for Masonic Organization do not permit them to advertise activities that are not part of their organization. Pirrone commented on the need to better identify the organization, as the existing sign is not easily visible from the road. Bush concurred.

When asked, Mr. Chad Bondie, authorized agent for the application, granted authority to allow Mr. Trumbull to speak on behalf of the organization.

Bialecki questioned the height of the existing sign. Mr. Trumbull said the height is nearly the same as the proposed sign, further saying the proposed sign will be located approximately an additional three away from the road right-of-way.

Discussion took place regarding message change options and the length of time a message should be posted before changing. Kincaid said the message change has varied according to traffic, speed and the length of message, but typical had been approximately 30 seconds. Mr. Trumbull said it is not their intent to have rapid changing messages. Mr. Bondie, Masonic President, said their immediate intent is to put their schedule on the sign with a more stationary message. Further discussion ensued.

Bourque informed the applicant that the board was one member short, offering the option to defer to a later meeting where all members could be present. Mr. Trumbull opted to move forward as scheduled.

Discussion took place regarding the "Bingo" sign as a second sign where only one sign is permitted. It was determined the "Bingo" sign is not a permanent sign and identifies an activity that takes place within the building.

Motion by Bialecki, supported by Bush, to approve the request for a sign waiver for Samaria Masonic Building Association on Parcel Number 5802-003-016-00, 1660 Samaria Road, Samaria, MI 48177, for a one foot height waiver and to allow an LED message board where the message change should be in a time frame that is consistent with the majority of the other LED sign in the Township. All required permits shall be obtained from Bedford Township and the applicant shall continue to maintain the entire perimeter landscaped area of the base, no less than two feet wide, growing, and in healthy condition.

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

PUBLIC COMMENT – None.

INFORMATION – Kincaid reminded the Planning Commission there is a Meeting of the Whole scheduled for June 29, 2016, asking the Planning Commission to submit any topic they wish to be included for discussion.

COMMISSION / STAFF COMMENT –

Lake commented on promoting common area development, conserving natural areas. Kamprath further commented on open space requirements within a PUD development. Pirrone commented on a Planning and Zoning workshop and the upcoming fireworks display.

ADJOURNMENT –

The meeting was duly adjourned at 7:45 p.m.

Respectfully submitted,

Karen M. Kincaid, Recording Secretary