

MINUTES  
BEDFORD TOWNSHIP PLANNING COMMISSION  
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN  
June 27, 2018

**PRESENT:**

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

**EXCUSED:**

DENNIS JENKINS, VICE-CHAIR

**ABSENT:**

NONE

**ALSO PRESENT:**

MARTY KAMPRATH, LENNARD, GRAHAM & GOLDSMITH, LEGAL COUNSEL  
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. Steffen called the roll. Quorum present.

***APPROVAL OF THE AGENDA***

**Motion by Zdybek, supported by Frederick, to approve the agenda. Motion carried.**

***APPROVAL OF THE MINUTES***

**Motion by Frederick, supported by Zdybek, to approve the minutes of June 13, 2018. Steffen abstained. Motion carried.**

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

NONE

***NEW BUSINESS***

- A) REQUEST FOR FINAL SITE PLAN APPROVAL FOR A BREAKROOM ADDITION TO THE RECENTLY APPROVED SITE PLAN FOR G & J HOLDINGS, LLC, TOLEDO STEEL SUPPLY, ON PARCEL NUMBER 5802-101-002-11, OTHERWISE KNOWN AS 222 LAVOY ROAD, ERIE, MI 48133**

Kincaid reviewed the memo stating the Planning Commission granted Final Site Plan Approval for this project on April 25, 2018. During Dennis Kolar's building permit review, it was discovered the approved site plan did not include the 53' x 25' (1325 square feet) breakroom addition proposed to the east side of the existing building. It should be noted that while not identified on the most recent site plan submittal for approval, the breakroom was identified on the site plan as "future development" when the previous addition was approved on August 24, 2016.

Kincaid noted the ordinance allows up to a 1000 square foot addition (or not more than 10 percent of the existing building size, whichever is less) without the requirement of site plan approval. The proposed breakroom consists of a 1325 square foot addition, thus requiring site plan approval.

Kincaid stated the amended site plan was reviewed by the MCDC, and an email was received on June 11, 2018 stating the addition was accounted for and the storm sewer and detention pond calculations stand approved as previously submitted. The Fire Department stated the amended site plan to include the 1325 square foot addition meets the intent of the code of the International Fire Code. As well, Mark Mathe of MSG stated in a phone message that there is no need for further review of the site plan, as both the MCDC and the Fire Department have approved the addition with respect to drainage and the Fire Code requirements.

Kincaid said while an approval of the amended site plan does not require any additional stipulations for approval, any motion should include the stipulations of the original approval as stated in the PC minutes of April 25, 2018.

**Kevin Romanko- Representative for Toledo Steel--** Mr. Romanko was available to answer any questions.

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. Romanko opted to move forward as scheduled.

There was no further discussion.

**MOTION BY STEFFEN, SUPPORTED BY GARVERICK, TO APPROVE THE REQUEST FOR FINAL SITE PLAN APPROVAL FOR A BREAKROOM ADDITION TO THE RECENTLY APPROVED SITE PLAN FOR G & J HOLDINGS, LLC, TOLEDO STEEL SUPPLY, ON PARCEL NUMBER 5802-101-002-11, OTHERWISE KNOWN AS 222 LAVOY ROAD, ERIE, MI 48133 CONDITIONED UPON MEETING ALL THE REQUIREMENTS FROM THE APPROVAL LETTERS OF THE APRIL 25, 2018 PLANNING COMMISSION MEETING.**

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

**B) REQUEST FOR A RECOMMENDATION FOR TENTATIVE PRELIMINARY PLAT APPROVAL FOR WATERFORD PLAT III ON A PORTION OF PARCEL NUMBER 5802-020-147-30, 2798 W. DEAN ROAD BETWEEN SECOR AND DOUGLAS ROADS**

Kincaid reviewed the analysis stating this request is for Tentative Preliminary Plat approval consisting of nine (9) additional lots with eight (8) additional homes for Waterford Plat III, a single family residential development in an RT- Two Family Residential zoning district. Plat III will

complete the proposed Waterford subdivision development with a cul-de-sac design. The subject parcel intended to accommodate Plat III consists of approximately 5.149 +/- acres, has frontage on Dean Road, and contains an existing home. Kincaid noted while the property is RT – Two Family Residential zoned, Single Family Residential development is permitted by ordinance. When one-family detached dwellings are erected within an RT- Two Family Residential zoning district, the standards of the Schedule of Regulations applicable to the R-3 One-Family Zoning District shall apply as minimum standards. Therefore, the minimum setbacks allowed are a 25-foot front yard setback, 35-foot rear yard setback, and a minimum of 5 feet with a total of 15 feet side yard setbacks.

Kincaid said there is a lengthy history with this development, describing with limited detail the timeline and actions that have taken place.

Kincaid referenced in May 1999, TPP (Tentative Preliminary Plat) for Plat II and III was approved by the Township Board and Bendigo Lane was to be extended east and south and connected to Dean Road. Also, In April 2000, FPP (Final Preliminary Plat) was granted for Plat II, and Plat III was not considered at that time.

Kincaid continued to say on June 25, 2003, the TPP for Plat III was re-approved by the Planning Commission, with the Township Board re-approving the TPP for Plat III on July 15, 2003.

Kincaid noted on January 28, 2015, the Planning Commission considered a TPP for Waterford Plat III which was significantly different from the 2003 Plat submittal. The Plat no longer showed a connection to Dean Road. All approvals were received in letters from the MCDC, MCRC, Mannik & Smith Group, and the Fire Department. The wetland mitigation plan was being prepared to be submitted to MDEQ. The Planning Commission recommended the Township Board approve the Plat III TPP, as all reviews and approvals were received. At that time the Planning Commission requested an alternative entrance be constructed as a construction route to be utilized during development.

On February 17, 2015, the Township Board considered TPP Approval for Waterford Plat III. Comments were heard from the public and the TB tabled the approval of the TPP until further information could be provided.

Kincaid continued on the history of the project saying the Fire Department further reviewed the plat and it was determined any additional homes must be residentially sprinkled if a second entrance is not provided (per the International Fire Code 2012).

The plat was then forwarded to the Poggemeyer Design Group (Randy Mielnik, Planner) for review and went back to the TB on April 21, 2015, where it was determined the plat should be sent back to the Planning Commission for further review after receiving a recommendation from Poggemeyer Design Group.

On May 21, 2015, a revised TPP (drawing date 5/5/15) was submitted to the Planning Department that showed a shorter cul-de-sac with 5 additional lots (including 1 with an existing home).

Kincaid stated due to the reduced number of lots, the plat was sent to Planner, Lucie Fortin of the Mannik & Smith Group for review. On June 10, 2015, Ms. Fortin's review letter was received.

On June 24, 2015, the PC recommended to approve the TTP conditioned upon addressing all outlined issues in the MCRC, MCDC, MSG, and BTFD review letters, and submittal to the MDEQ must be made and approved.

On July 21, 2015, the TB approved the TTP with conditions, and a plan for FPP approval was never submitted for consideration.

Kincaid said while consideration for approval is based on all submitted review letters and materials, it should be noted that since the July 21, 2015 TPP approval, the TB adopted the International Fire Code 2015, where on a public road with fire hydrants in accordance with Appendix C (of the fire code), the number of dwelling units exceeding 100 will require two separate and approved fire apparatus access roads. The proposed development will not exceed 100 dwelling units.

On February 26, 2018, the current TPP plan was submitted for consideration.

Approval letters have been received from the MCRC (3/20/18), MCDC (5/23/18), Fire Department (6/4/18), MSG (6/7/18), and the MDEQ has conducted a Level 3 Wetland Identification Review of approximately eight acres of the property, determining approximately 1.85 acres of the wetlands are regulated by the MDEQ.

Kincaid concluded by saying the following should be considered if Tentative Preliminary Plat approval is recommended: Any and all issues outlined in the MCRC, MCDC, Mannik & Smith Group, Bedford Township Fire Department, and MDEQ review letters shall be addressed.

**Bill Decker Jr. Developer/Owner- 2798 Dean Road-** Mr. Decker was available to answer any questions.

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. Decker opted to move forward as scheduled.

There was no further discussion.

**MOTION BY FREDERICK, SUPPORTED BY STEFFEN, TO RECOMMEND APPROVAL REGARDING THE REQUEST FOR TENTATIVE PRELIMINARY PLAT APPROVAL FOR WATERFORD PLAT III ON A PORTION OF PARCEL NUMBER 5802-020-147-30, 2798 W. DEAN ROAD BETWEEN SECOR AND DOUGLAS ROADS CONDITIONED UPON MEETING ALL THE REQUIREMENTS IN THE MCRC (3/20/18), MCDC (5/23/18), BEDFORD TOWNSHIP FIRE DEPARTMENT (6/4/18), MSG (6/7/18), THE MDEQ LETTER REGARDING THE 1.85 ACRE REGULATED WETLAND AREA, AND COMPLYING WITH THE ZONING REQUIRMENTS OF AN R-3, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT IN AN RT, TWO-FAMILY RESIDENTIAL ZONING DISTRICT.**

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

**Voting Nay: None.**

**Excused: Jenkins**

**Absent: None**

**Motion carried.**

***PUBLIC COMMENT – None***

***INFORMATION – None***

***COMMISSION / STAFF COMMENT –***

Angerer wish everyone a safe and happy 4<sup>th</sup> of July.

***ADJOURNMENT –***

**The meeting was duly adjourned at 7:18 p.m.**

*Respectfully submitted,*

*Jodie L. Rector, Recording Secretary*