

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
JULY 26, 2017

PRESENT:

JAKE LAKE, CHAIRMAN
TOM ZDYBEK, SECRETARY
MATTHEW ANGERER VICE-CHAIRMAN
ROBYNE BUSH
JOE GARVERICK
DAN STEFFEN

EXCUSED:

None

ALSO PRESENT:

KAREN M. KINCAID, PLANNING AND ZONING ADMINISTRATOR

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

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Motion by Steffen, supported by Bush, to approve the minutes of June 28, 2017. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES) - None

NEW BUSINESS

A) OPEN THE PUBLIC HEARING REGARDING THE MODRZYNSKI REQUEST FOR SPECIAL APPROVAL AND FINAL SITE PLAN APPROVAL FOR A POND, LOCATED ON PARCEL NUMBER 5802-023-153-20, OTHERWISE KNOWN AS 8321 CRABB ROAD, TEMPERANCE, MI 48182

Motion by Bush, supported by Angerer, to open the public hearing at 7:01 p.m. Motion carried.

Kincaid said the applicants are requesting approval for a .52-acre pond for personal recreational purposes, and where all site design requirements and approvals from the Mannik and Smith Group and the Fire Department have been received. Kincaid said the pond is being developed in conjunction with a new home construction (permit PB170041) and all spoils will be redistributed on site as fill around the home, further saying the MCDC reviewed the plan and stated a Soil Erosion Control Permit must be

obtained prior to pond construction. As well, a building permit must be obtained prior to any pond construction. It should also be noted that all disturbed areas are to be final graded, planted with grass seed with straw mulch cover, and maintained as necessary until vegetation has been established. The pond shall be kept healthy by natural convection and the addition of aquatic life as indicated on the site plan. Kincaid concluded by saying no letters or calls of objection were received regarding this request.

Todd Modrzynski, 8321 Crabb Road, said they are seeking approval for the pond for their won recreation and will use the dirt as backfill around their home. Mr. Modrzynski said they will grade and seed in accordance with the ordinance requirements and will keep the pond healthy through natural convection and aquatic life.

Rhonda Modrzynski, 8321 Crabb Road, said they have already applied for the Soil Erosion Control Permit and the MCDC is processing the application.

Motion by Bush, supported by Angerer, to close the public hearing at 7:05 p.m. Motion carried.

It was the general consensus of the Planning Commission that the site plan meets the requirements of the ordinance, approvals have been received from reviewing agencies, and the pond would be aesthetically appealing on the site.

Motion by Bush, supported Steffen, to grant Special Approval and Final Site Plan Approval for a pond located on Parcel Number 5802-023-153-20, otherwise known as 8321 Crabb Road, subject to 1) all conditions of the reviewing agencies, and 2) a Soil Erosion Control Permit and a Building Permit be secured prior to construction of the pond.

Roll call as follows: Voting Aye: Bush, Steffen, Angerer, Garverick, Zdybek, Lake. Voting Nay: None. Excused: None. Ms. Bork's vacated position as Township Board representative has not yet been filled. Motion carried.

PUBLIC COMMENT – None.

INFORMATION –

Kincaid informed the Planning Commission that the Commercial Composting Ordinance was passed by the Township Board and that there are a couple of other ordinances that are being prepared for discussion. Kincaid further stated LaMar Frederick has been appointed to replace Michelle Bork's vacated seat on the Township Board and that the Planning Department has been informed that Mr. Frederick is proposed to take Ms. Bork's position as the Township Board representative to the Planning Commission. Kincaid said once all formalities have taken place, Mr. Frederick will become a member of the Planning Commission.

COMMISSION / STAFF COMMENT -

Lake - stated when considering ordinance amendments, it is beneficial to have the expertise from someone with experience in the field, when applicable.

Bush - congratulated and welcomed Mr. Frederick.

Zdybek - congratulated and welcomed Mr. Frederick.

ADJOURNMENT -

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

Respectfully submitted,

Karen M. Kincaid
Recording Secretary