

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
August 12, 2015

PRESENT:

KORLEEN BIALECKI
ROBYNE BUSH
JAKE LAKE
TOM ZDYBEK
PAUL PIRRONE
MARYANNE BOURQUE

EXCUSED:

JEFF BIGGS

ALSO PRESENT:

KAREN M. KINCAID, PLANNING AND ZONING
JODIE L. RECTOR, PLANNING AND ZONING, ASSISTANT, RECORDING SECRETARY

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

APPROVAL OF THE AGENDA

**Motion by Bush, supported by Lake to approve the agenda.
Motion carried.**

APPROVAL OF THE MINUTES OF JULY 8, 2015

**Motion by Lake, supported by Bush to approve the minutes of July 8, 2015
Motion carried.**

PUBLIC COMMENT (LIMIT 3 MINUTES)-None

NEW BUSINESS

A) REQUEST FOR A SIGN WAIVER FOR SAGE RESTAURANT ON PARCEL NUMBER 5802-019-179-00, OTHERWISE KNOWN AS 8505 SECOR ROAD, LAMBERTVILLE MI.

Kincaid reviewed the analysis stating the applicant is seeking a 20 square foot waiver for sign "A" (Secor Road) and a 24 square foot waiver for sign "B" (south side next to Tony's Country Store) to change out the existing inserts to identify the new establishment. The sign cabinets are existing and the sizes are not being increased with this application. Kincaid stated the waiver is required due to the adoption of the Lambertville Village Overlay District Ordinance which reduced the wall sign square footage permitted to 40 square feet within the LVOD. However, the Planning Commission may allow larger signs for unusual circumstances per Section 400.1702B due to the building's corner location, two wall signs are allowed. Kincaid went on to say the previous owners elected to utilize the south side of the building for the second wall sign rather than the north side which faces Consear Road. It also should be noted that while the cabinet on Secor Road consist of 60 square feet the actual signage does not fill the entire cabinet. Kincaid added due to the closeness of the building to the road right-of-way and the required

corner clearance there is no option for monument sign without removing existing parking spaces. Lastly, if the request is considered the following waiver is required:

20 square foot area waiver for the sign located on the east side of the building

24 square foot area waiver for the sign located on the south side of the building and a sign permit shall be obtained from Bedford Township.

Andrew Johns, Owner –request is to just reface the current signs at the location, will not be increasing the size. Mr. Johns added unable to construct a monument sign due to the closeness to the road.

Kincaid added the Planning Department did not seek input from the Village Overlay District as this doesn't require notification and with the location of the building there is no room on the property for the applicant to construct a monument sign. Bourque agreed. Discussion continued with regards to this request being to just replacing the signage within the existing cabinets at the location.

Motion by Bialecki, supported by Bush to approve the sign waiver for Sage Restaurant on parcel number 5802-019-179-00, otherwise known as 8505 Secor Road, Lambertville, MI for a 20 square foot area waiver for the sign located on the east side of the building and a 24 square foot area waiver for the sign location on the south side of the building due to the buildings corner location, proximity of the building to the street right of way and not being able to maintain corner clearance with a monument sign. The applicant is utilizing the existing cabinets, and must obtain a sign permit from Bedford Township.

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

B) REQUEST FOR FINAL SITE PLAN APPROVAL FOR TIMBER VALLEY LUXURY APARTMENTS PHASES II AND III ON PARCEL NUMBERS 5802-035-047-60 AND 5802-035-050-10, LEWIS AVENUE SOUTH OF COMMERCE DRIVE.

Kincaid reviewed the analysis stating the request is for Final Site Plan Approval for Phases II and III of the Timber Valley Luxury Apartments located on Lewis Avenue between Sterns Road and Smith Road. Phase I has been approved and is under construction. The parcel is properly zoned for multiple family residential and Phase II consists of 16 units with a completion date of March 2016 and Phase III consists of 36 units and has a projected completion date of March 2017. Kincaid noted the approvals have been received from The Mannik and Smith Group on 8/6/2015, the Bedford Township Fire Department on 8/4/2015, and the MCDC on 8/6/2015 there is no review 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 approvals listed in the review letters received from the MCDC, FD and MSG the issues listed within the Fire Department letter have already been addressed. All remaining issues will be address prior to scheduling the project's preconstruction meeting. Kincaid continued with while the Bedford Township's Development Design Standards Ordinance #65 requires a specific piping material the MCDC has reviewed and approved the proposed material. This conflict is not unique to this project and the request for a variations is scheduled before the Township Board on August 18, 2015 as there

have been previous request for this variation that have been before the Township Board and have been approved and there doesn't appear to be any reason to believe the decision will differ with this request due to the fact the material is approved by the MCDC reviewing agency. Kincaid said the landscaping plan is included on page 3 of 19 of the submitted plan, however the Planning Department did not request that page when compiling the information for the commission's consideration, therefore, the landscaping plan is on a separate sheet. It should be noted there are no requirements for screening between the subject project and the single family residential property to the east of Phase III. A fence is being provided along the north property line, north of buildings 8 and 9 within Phase III. The property to the north is commercially zoned and while the fence is not required the developers have opted to install a fence. Any fence installation must comply with the Fence Ordinance, Section 400.1912 which does not permit a fence taller than six feet in height. Kincaid noted no street lighting is proposed, as individual post lamps shall be installed with the units. Finally the architectural rendering and building materials have been provided on a separate sheet. The front elevation consists of a cultured stone wainscot on the main portion of the structure with varied amounts on the garage front. All structures have an earth tone color scheme to match the structures within Phase I.

Kincaid also commented on the Bedford Township Fire Department letter, stating originally the applicant wanted to consider review and approval for Phase IV and it was referenced in the Fire Department review letter, as the review took place before the developer decided to remove Phase IV for consideration. Kincaid also added that the requirement for the multiple family residential developments within the International Fire Code 2012 requires that if there is going to be one Approved Fire Apparatus Access Road, the development is limited to 100 units. If the request is for more than 100 units with one access road, then ALL units would have to be suppressed. The Fire Department has acknowledge Phase I having 22 units in existence and would exclude them from the requirement of needed suppression but the units would be considered within the 100 units permitted as it would be difficult for them to go back to suppress them. Kincaid said from this day forward, under this current code, if there are ever to be more than 100 units a second approved fire apparatus road would be required with the distance requirement from the existing access road being located $\frac{1}{2}$ the maximum overall diagonal depth of the property which would be impossible to have a second access off Lewis Avenue. Individual homes are 30 single-family residential, however these are townhomes, attached units open on two sides, which are after speaking with Mr. Nelson, Representative from the International Fire Code, he interprets the Fire Code, and he indicated townhomes are considered as multiple family residential.

Dave Schmitt-MS Builders-3618 King Road, Sylvania, OH –Mr. Schmitt stated at this point we are asking for a total of 72 units, but we are going to dial the development back to a total of 100 units. Originally the plan was scheduled for 122 units, but we have scaled it back to maximum of 100 units unless the Fire Code requirements would change. Mr. Schmitt did add there is a second emergency ingress/egress but it doesn't qualify as a second entrance as it doesn't meet the requirements of the Fire Code. Mr. Schmitt advised "they" (MS Builders) is okay with the maximum of 100 units and they are not going to suppress any of the units. Mr. Schmitt stated he does understand the Fire Code and the amount of units permitted.

Kincaid added that per the Fire Department letter it does leave the developer the option to come back with Phase IV, which would include some of the total units up to the permitted 100 units, and if the Fire Code would have changed at that time the developer would have the option for the

remaining development to be reviewed under the new code, but as it stands today, only 100 total units are permitted under the International Fire Code 2012, unless there is an approved second access or all units are suppressed.

Lake referenced the radius regarding the curve from the MSG letter, Brian Retar added the changes have been made and approved by the Fire Department. Kincaid added in speaking with the acting fire chief he has no further concern with the curve radii.

Motion by Bialecki, supported by Bush to approve the request for Final Site Plan approval for Timber Valley Luxury Apartments Phases II and III on parcel numbers 5802-035-047-60 and 5802-035-050-10, Lewis Avenue, South of Commerce Drive subject to all issues being addressed and adhered to in the letters from The Mannik & Smith Group, Bedford Township Fire Department and the Monroe County Drain Commission.

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

PUBLIC COMMENT –None

INFORMATION – None

COMMISSION / STAFF COMMENT –

Kincaid-At this time nothing is scheduled for the next meeting.

Zdybek-After attending a Planning and Zoning meeting in Village of Dundee, gave the Planning Commission Members and Township Staff credit for doing things by the book, right and a great job.

Bialecki-Master Plan proposal has gone beyond the Township Trustees level and is now amongst our contiguous townships, after that will be sent to Monroe. Kincaid added the neighboring communities and the utility companies have 63 days to respond and then the plan will be sent to Monroe.

Lake- Commented on the Fire Code and how to make things easier to build in Bedford Township more quickly and efficiently. The township should have something available over all for developers and new business owners to have easy access for information updates on requirements for development.

ADJOURNMENT –

The meeting was duly adjourned at 7:35 p.m.

Respectfully submitted,
Jodie L. Rector-Recording Secretary