

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
August 24, 2016

PRESENT:

PAUL PIRRONE
ROBYNE BUSH
MARYANNE BOURQUE
MATT ANGERER
JAKE LAKE

EXCUSED:

KORLEEN BIALECKI
TOM ZDYBEK

ALSO PRESENT:

MARTY KAMPRATH, LEGAL COUNSEL, LENNARD, GRAHAM & GOLDSMITH
KAREN M. KINCAID, PLANNING AND ZONING ADMINISTRATOR
JODIE L. RECTOR, PLANNING AND ZONING ASSISTANT

Bourque, called the Bedford Township Planning Commission meeting to order at 7:03 p.m. The Pledge of Allegiance was said. Lake called the roll. Quorum present.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Motion by Angerer, supported by Bush, to approve the minutes of July 27, 2016.

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

PUBLIC COMMENT (LIMIT 3 MINUTES)-None

NEW BUSINESS

- A) REQUEST FOR A SIGN WAIVER FOR LEWIS AVENUE BAPTIST CHURCH, NPG, ON PARCEL NUMBER 5802-102-026-00, 6320 LEWIS AVENUE, TEMPERANCE, MI 48182.***

Kincaid reviewed the site analysis stating the applicant is seeking to remove the two existing pole signs and replace them with two monument signs located at 6320 Lewis Avenue. The parcel is split zoned where one sign for Lewis Avenue Baptist Church is located within the PBO, Professional Business Office portion of the property and the other sign for State Line Christian School being located on Smith Road within the AG, Agricultural Zoning District. The applicant is seeking to install two monument signs, 40 square feet in area and 6' in height and

for each sign to include an LED Message Board. Per Section 400.1922 1) O, states no flashing, moving, oscillating or intermittent type of illuminated sign or display shall be permitted in any zoning district. Therefore, the Planning Commission shall determine how often the message can change so not to create a safety issue by distracting passing traffic. The applicant has indicated the proposed sign rendering on Lewis Avenue will reflect information regarding Lewis Avenue Baptist Church while the sign located on Smith Road would display information pertaining to State Line Christian School and any and all other freestanding signs will be removed. The sign proposed for Lewis Avenue meets the height and the square footage requirements, however per Section 400.1900 in an AG, Agricultural Zoning District one freestanding accessory sign not to exceed 32 square feet in area and not to exceed 5' in height is permitted, thus requiring a variance of 8 square feet in area and 1 foot in height for the proposed sign on Smith Road. Kincaid noted should the request be considered, the following waivers are required:

- Waiver to permit two freestanding accessory signs on one parcel
- 8 square feet in area waiver on Smith Road
- 1 foot height waiver on Smith Road
- Approval to allow an LED Message Board for two sign

Kincaid also added the following shall be considered for inclusion in any motion to approve:

- all required permits shall be obtained from Bedford Township
- 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
- all other freestanding signs shall be removed from the site

Brian Chase-5238 Two Lane, Toledo, Ohio -Mr. Chase stated the current signs at the location are outdated and falling apart. Mr. Chase added the proposed signs would be uniform other than the colors. Mr. Chase added the LED Message Boards would help in advertising for the youth group, school activities, etc.

Bush asked for clarification on the location for the school sign. Mr. Chase advised the sign is located on Smith Road. Pirrone referenced the length of time for the message boards and Lake referred to previous meeting information on the research Kincaid had supplied on the other message boards within the township and a minimum of 5 second intervals. Mr. Chase agreed that would be acceptable.

Bourque advised the applicant it would require a majority vote for approval, offering the option to move forward or reschedule with full commission. The applicant waived the right to defer and requested to move forward.

Motion by Lake, supported by Bush, to grant the sign waiver for Lewis Avenue Baptist Church NPC on parcel number 5802-102-026-00, 6320 Lewis Avenue, Temperance MI 48182 to allow two freestanding accessory signs on one parcel, an 8 square feet in area waiver on Smith Road, a 1 foot height waiver on Smith Road and allow two LED message Boards with a minimum 5 second interval of changing messages with no flashing, further conditional the approval on all required permits shall be obtained from Bedford Township, 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, and all other freestanding signs shall be removed from the site.

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

B) REQUEST FOR FINAL SITE PLAN APPROVAL 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 analysis stating the owner is proposing an additional 20,173 square foot building addition to be attached to the north side of the existing 32,000 square foot building on a 9.462 acre parcel. Kincaid noted at the time of the submittal the site consisted of two separate parcels however the parcels have been combined as verified through the Assessing Department. The Fire Department reviewed and approved the site plan on 8/12/2016. The MCDC reviewed and approved the site plan on 8/16/2016. The MSG approved the site plan with contingencies on 8/17/2016. The MCRC approved the site plan on 8/3/2016 with conditions. The provided parking consists of 20 spaces plus one barrier free space where 11 spaces and one barrier free space is required. Kincaid continued, saying the dumpster screening and proposed wall pack site lighting meets all ordinance requirements as does the landscaping, and all loading takes place within the building. Lastly Kincaid said should site plan approval be granted a motion should include that the approval shall be contingent upon addressing all conditions of the MCDC, The Bedford Township Fire Department, The Mannik & Smith Group and the MCRC letters of approval.

Kevin Romanko-Sycamore, OH- Mr. Romanko was available to answer any questions or concerns.

Pirrone inquired on a start time for construction and Mr. Romanko stated they are looking to start as soon as possible. Lake requested clarification on the need for the addition, Mr. Romanko stated for additional storage due to the increase in growth. Mr. Romanko referred to the submitted site plan showing a future addition with the continued growth. Pirrone asked on increase in jobs, Mr. Romanko added possibly four to five additional employees. Pirrone inquired on the possibility of getting with the school districts with a trades program to build a relationship; Mr. Romanko thought that was an excellent idea moving forward and added that he represents a lot of companies that deal with plate steel, tool & die, stamping etc. and there is such a demand for those trade areas. Bush suggested getting in contact with Tim Lake and Mr. Romanko added Mr. Lake has done fantastic work and is a good asset to Bedford Township.

Bourque advised the applicant it would require a majority vote for approval, offering the option to move forward or reschedule with full commission. The applicant waived the right to defer and requested to move forward.

Motion by Bush, supported by Angerer, to approve the request for Final Site Plan Approval for G & J Holdings, LLC, Toledo Steel Supply on parcel number 5802-101-002-11, otherwise known as 222 LaVoy Road, Erie, MI 48133, approval shall be contingent upon addressing all conditions of the MCDC, The Bedford Township Fire Department, The Mannik & Smith Group and the MCRC letters of approval.

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

Bourque stated in regards to the Public Hearing for Forest View Lanes request for a Special Approval to allow an outdoor recreational use, due to the Outdoor Recreational Use Ordinance not going into effect until August 30, 2016 the public hearing will be opened and the Planning Commission will hear comments but will not take action on the request tonight, the meeting will continue with a Special Meeting that will be held on September 7, 2016 at 7:00 P.M. at the Bedford Township Government Center, where the Public Hearing will continue and the Planning Commission will deliberate and make a decision at that time.

Motion by Lake, supported by Bush, to open the public hearing at 7:25 p.m. Motion carried.

C) OPEN THE PUBLIC HEARING REGARDING FOREST VIEW LANES REQUEST FOR A SPECIAL APROVAL TO ALLOW AN OUTDOOR RECREATIONAL USE, PER SECTION 400.1203, C-2 SHOPPING CENTER BUSINESS DISTRICT, ON PARCEL NUMBER 5802-028-023-00, OTHERWISE KNOWN AS 2345 W. DEAN ROAD, TEMPERANCE, MI 48182.

Kincaid reviewed the analysis stating the site consists of approximately 9.22 acres and is the current site of Forest View Lanes and Sandy Courts Volleyball. The bowling alley was established several years ago and a letter dated June 11, 2001 was issued to Management Control System, Inc., the former owner, stating it was determined the bowling establishment received special approval for the Township prior to the time of construction, therefore rendering the bowling establishment in full compliance with the special approval uses in the C-2 zoning district. On May 24, 1989, a special approval and final site plan approval was granted by the Planning Commission for a miniature golf course that was located within the fenced area northwest of the bowling establishment, which now contains three volleyball courts. The outdoor miniature golf course use transitioned to an outdoor volleyball use, and while the date of the transition has not been able to be verified by the Planning Department, the applicant obtained a temporary use approval from the Board of Zoning Appeals on June 1, 2015 for the 2015 season and on June 6, 2016 for the current season. The minutes of the BZA temporary use approval were included in the Planning Commission's information for reference to what was approved. Kincaid continued, saying Richard Kenny, the current owner and operator of Forest View Lanes and Sandy Courts Volleyball, expanded the volleyball use to a total of 11 courts as was approved with the BZA temporary use. At this time the applicant is proposing no additional volleyball courts but is however, proposing expansion of the fencing on the west three courts. Kincaid said the applicant is asking to extend the fencing westerly on the three courts to match the existing fence line of the south four courts, and to extend the fencing on the north end of the courts northerly to match the north fence line of the four courts located on the east side of the entrance. Kincaid noted the applicant currently is utilizing the area proposed for the fenced in area as parking, so it should be verified how the displaced parking will be handled further noting parking on grassy area is not permitted by ordinance and a gravel area does not meet the ordinance requirements in that paved parking is required for commercial use. It also should be noted that when calculated according to the parking requires as stipulated within the zoning ordinance, 1

space shall be required for each 150 square feet of usable floor space not including the bowling lanes and 5 spaces for each lane is required. Kincaid said for the outdoor recreational activity. 1 space shall be provided for each 150 square feet of area devoted to the outdoor recreation activity, noting eleven volleyball courts without calculating the remaining outdoor areas would require 132 parking spaces. The bowling alley calculation for the lanes only require 100 parking spaces, however it should be taken into consideration that it would be very rare when an occasion would arise when both indoor and outdoor activities are taking place in full capacity at the same time. Kincaid advised currently there are 145 parking spaces available with an additional 14 spaces located on a gravel area. Parking is rarely an issue if ever during the winter month, however has been an issue at times during summer months, therefore parking should be discussed at the meeting. Kincaid noted the Planning Commission can vary the required setbacks as describe in the zoning ordinance, but at this time the applicant is not seeking any additional use and is seeking approval of the setbacks currently in place. However the decreased setback of the fenced in area shall be discussed to determine the applicant's intent for the increased space within the fenced in area, adding the Planning Commission may establish the hours of operations for the applicant's proposed hours of operation. The BZA minutes for the temporary use approval were included in the Planning Commissioner's packets for reference as to what hours of operation were approved for the temporary use. Kincaid said no lighting changes are proposed for the location and no complaints regarding lighting have been received. Lastly, photos have been included in your packet and are identified by numbers, and the numbers are also identified as to where the photos were taken.

Richard Kenny-7824 Jackman Road-Owner of Forest View Lanes-Mr. Kenny advised he will defer comment until September 7, 2016 to address the Planning Commission when his attorney could be present.

Karen Rideout-Ms. Rideout inquired on the process of notification of the Special Meeting date of September 7. Mr. Kamprath stated the Public Hearing notices were sent to property owners and occupants within 300' of the perimeter of the property and was published in the paper. Notice of the change of the date is advised tonight and there will be no additional publishing or mailings.

Mr. Kamprath reiterated the Public Hearing will remain open until September 7, 2016, with a meeting beginning at 7:00 P.M.

PUBLIC COMMENT –NONE

INFORMATION – Kincaid referred to an email she sent requesting availability of Planning Commission Members to change the scheduled meetings from September 14th and 28th to September 7th and 21st and received confirmation, saying six of the seven members as of today are available.

COMMISSION / STAFF COMMENT –

Bush commented the Commission should explain on record the reason to continue this public hearing until the next meeting, Bourque said that was address in the opening of the public

hearing as due to the Ordinance to allow Outdoor Recreational Use with Special Approval is not in effect. Mr. Kamprath added there currently is no Ordinance in place for a commercial property that provides approval for outdoor activities and until the referendum period, the time from publishing until next Tuesday, the ordinance cannot by law go into effect as it provides an opportunity for any resident of Bedford Township to petition for a referendum.

ADJOURNMENT –

The meeting was duly adjourned at 7:34 p.m.

*Respectfully submitted,
Jodie L. Rector*