

MINUTES- REGULAR MEETING (virtual)
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
AUGUST 26, 2020

PRESENT:

JOE GARVERICK, SECRETARY
NANCY TIENVIERI, TOWNSHIP BOARD LIAISON
BRAD HELM
RON FRITZ, VICE-CHAIR (via phone)
PATRICK MAHONEY
DENNIS JENKINS (acting chair)

EXCUSED:

MATTHEW ANGERER, CHAIR

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

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

APPROVAL OF THE AGENDA

Motion by Tienvieri, supported by Jenkins, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES

Motion by Fritz, supported by Tienvieri, to approve the minutes of July 8, 2020. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

A) REQUEST FOR FINAL SITE PLAN APPROVAL FOR ADLER ESTATES PHASE 4 ON PARCEL NUMBER 5802-030-099-09, LOCATED OFF ADLER ROAD SOUTH OF CLEGG ROAD

Rector reviewed the analysis stating the subject site is within the Adler Estates PUD, which is located on Adler Road between Sterns Road and Clegg Road. The Final PUD site plan was originally approved on 11/21/2017, having a total of 95 units and proposed in five phases. On 11/21/2017, Phase I of Adler Estates was approved, which included 21 units. Phase 2, consisting of 16 residential units was approved on January 23, 2019. Phase 3 consisting of 12 residential units was approved on February 12, 2020. The approval of Phase 4 consisting of 23 units will bring the PUD project development to 72 residential units.

Rector stated approval letters with conditions/comments have been received from the MCDC (7/10/2020), the Mannik & Smith Group (7/30/2020), the Bedford Township Fire Department (8/17/2020), and no approval is required from MCRC as the roads are private.

Rector advised sidewalks are proposed around the interior units and the developer has advised the Planning Department solar street lights are being proposed for this development. Rector said it shall be confirmed street lighting will be installed at the entrances to the development and throughout the interior of the development. If it is determined solar lighting will not be utilized, the developer shall install another means of lighting and a Special Assessment District shall be set up through the Clerk's Department.

Rector advised municipal water and sanitary service is available and the storm water system and roads are private.

Rector said in summary, Final Site Plan Approval for Phase 4 of Adler Estates shall be conditioned upon addressing all issues and concerns as stated in the MCDC, the Mannik & Smith Group, and the Bedford Township Fire Department review letters.

The Master Deed for Phase 4 must be submitted for review and approval by the Mannik & Smith Group (plan) and Lennard, Graham and Goldsmith.

Mr. Kamprath advised Jenkins, as the Planning Commission is one member short, the applicant would need four affirmative votes to approve the request.

Jenkins informed the applicant the Planning Commission was one member short, offering the option to defer to a later date when all members could be present. Mr. Greeley opted to move forward as scheduled.

Brad Greeley- 1832 Apple Creek Drive- Developer- Mr. Greeley was available to answer any questions.

Tienvieri stated she had visited the area and the developer has done a great job keeping the area neat and clean. Tienvieri was very pleased with this developer and the project.

There was no further discussion.

MOTION BY TIENVIERI, SUPPORTED BY HELM, TO APPROVE THE FINAL SITE PLAN APPROVAL FOR ADLER ESTATES PHASE 4 ON PARCEL NUMBER 5802-030-099-09, LOCATED OFF ADLER ROAD SOUTH OF CLEGG ROAD CONDITIONED UPON ADDRESSING ALL COMMENTS IN THE MANNIK & SMITH GROUP, THE FIRE DEPARTMENT, AND THE MCDC REVIEW LETTERS.

Roll call as follows: Voting Aye: Tienvieri, Helm, Fritz, Garverick, Mahoney and Jenkins

Voting Nay: None

Excused: Angerer

Motion carried.

B) DISCUSSION ON PROPOSED LANGUAGE FOR A ZONING TEXT AMENDMENT REGARDING THE AGRICULTURAL ZONING DISTRICT, FROM AG TO AN AG-2 DISTRICT TO BRING THE ZONING ORDINANCE INTO COMPLIANCE WITH THE 2015 ADOPTED MASTER PLAN ZONING DESIGNATION

Rector advised the Commission Members this item was provided to them on June 10, 2020 for review and discussion. Rector stated at this time the Planning Department is seeking further discussion, comments and/or direction from the Planning Commission to continue to move forward.

Tienvieri spoke on the proposed areas on the submitted map and voiced opposition without clarification on the spot zoned areas to the northeast and southeast of the township. Garverick agreed. Jenkins noted in his opinion during the Master Plan those areas were included as specific parcels and were not considered prime farmland. Mr. Kamprath advised the Planning Commission to take a look on page 21, 400.1802-Subdivision Open Space Plan, as clarification to permit 1 ½ acres and 150 feet of frontage would be permitted with a Subdivision Open Space Plan. Jenkins asked Kincaid if that type of project has ever been pursued. Kincaid shook her head no as she had no audio. Garverick advised he would appreciate clarification on those areas on the map and the Open Space Plan. Helm agreed with the proposed draft to allow for less acreage and provide more buildable parcels for homes. Tienvieri advised she would like clarification on the map and the Open Space Plan before moving forward. Jenkins asked the desire of the Commission. Mr. Kamprath referred to the adopted resolution for text amendments being required for direction from the Township Board. Tienvieri agreed with this being a text amendment. Rector stated this is a text amendment and will require the subject areas to go through the rezoning process. Jenkins agreed. Tienvieri noted she would appreciate clarification provided on the questions before moving forward to the Township Board. Jenkins agreed.

Rector asked for directions. Jenkins stated provide clarification from Lucie Fortin, MSG, on the northeast and southeast areas of the proposed map and Section 400.1802-Subdivision Open Space Plan. Jenkins stated the project will then be brought back to the Planning Commission, presented to the Township Board, and once direction is provided by the Township Board to move forward, the public hearing will be scheduled. Tienvieri agree.

There was no further discussion.

C) DISCUSSION REGARDING THE CAPITAL IMPROVEMENT PLAN

Tienvieri stated she provided via email an overview of the CIP to everyone. Tienvieri advised she would request a meeting of the whole with the Planning Commission and the Township Board to discuss further. Tienvieri advised the Planning Commission reviews the request, however the Township Board is to install funds each year within the budget. Fritz inquired if this was different from the proposed plan year other than the six-year terms. Tienvieri was unsure of Fritz's question as she was unaware of any plan shown or submitted. Jenkins spoke on an extensive plan with an analysis of assets, however when requested for funds from the Township Board, there was no shown interest, and he ended his participation with the project. Tienvieri asked where the proposed plan could be located and by whom. Jenkins advised by the CIP committee and a copy should be able to be obtained through the Clerk's Department. Garverick asked for clarification on the monies being allocated by the Planning Commission not the Township Board. Jenkins said a request for a project is submitted by the Department Heads and cost approved by the Township Board. Mahoney asked if the assets were in any particular order. Tienvieri advised just an order she was provided from the Clerk's Department. Mahoney suggested each asset should be labeled in by Head of Department and determination of priority by each department head. Discussion on the process continued and Tienvieri confirmed by reading aloud the section of the Executive summary:

The CIP shall be for a six (6) year term, funded by the Bedford Township Board through their Fiscal Year Budget, July 1 through June 30 each year. Availability of funds must be given priority in order to be responsible for the capital improvement and continued maintenance of the Township's capital assets. Sufficient and responsible budgeting must be in place annually to meet the ongoing needs of the CIP. Project funding shall be considered and held in reserve in advance of the proposed project year in order for the projects to be viable in the year projected in the Plan.

Tienvieri added the project must be determined to be essential, desirable and acceptable. Jenkins highly agreed with Tienvieri. Fritz reiterated that the funding is provided by the Township Board each year. Jenkins stated yes. Tienvieri advised the CIP is a working document and can be added to and/or changed at any time. Tienvieri suggested should there be any change request to the document she will get them amended and looks forward to adopting the CIP at the next meeting. Jenkins agreed and added this is very important to move forward.

PUBLIC COMMENT – None.

INFORMATION – Rector advised September 9, 2020 is the next scheduled Planning Commission Meeting.

ADJOURNMENT –

The meeting was duly adjourned at 7:47 p.m.

Respectfully submitted,
Jodie L. Rector, Recording Secretary