

MINUTES
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
September 25, 2019

PRESENT:

MATTHEW ANGERER, CHAIR
DENNIS JENKINS, VICE-CHAIR
NANCY TIENVIERI, TOWNSHIP BOARD LIAISON
DAN STEFFEN, SECRETARY
TOM ZDYBEK
RON FRITZ
JOE GARVERICK

EXCUSED:

NONE

ABSENT:

NONE

ALSO PRESENT:

MARTY KAMPRATH, LENNARD, GRAHAM & GOLDSMITH, LEGAL COUNSEL
KAREN 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 Steffen, supported by Tienvieri, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES OF AUGUST 28, 2019

Motion by Jenkins, supported by Steffen, to approve the minutes of August 28, 2019. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

- A) REQUEST FOR A RECOMMENDATION FOR TENTATIVE PRELIMINARY PLAT APPROVAL FOR VILLAGE MEADOWS PLATS 5 & 6 ON PARCEL NUMBER 5802-014-067-02, LOCATED ON TEMPERANCE ROAD EAST OF LEWIS AVENUE.

Kincaid reviewed the request stating the remaining 15.372-acre site is being proposed for development. Plat five consists of 12 lots and Plat six 13 lots for a total of 25, R-3, Single Family Residential, parcels. There is a total of 121 lots within Village Meadows and with the additional proposed 25 lots, there will be a total of 146 lots where there are two means of ingress/egress off Temperance Road (Bush Drive & Village Meadows Drive).

Kincaid stated the proposed plats are an extension of the Village Meadows Subdivision located on Temperance Road east of Lewis Avenue which was approved on 8/19/2003.

Kincaid advised the MCRC has approved the Tentative Preliminary Plats on 5/2/2019, the MCDC has approved the Tentative Preliminary Plats on 8/27/2019, MSG has approved the Tentative Preliminary Plats on 8/7/2019

and the FD has approved the Tentative Preliminary Plats on 9/5/2019.

Kincaid referred to a note on the plan stating via an email from Bridgett S. Carver dated 7/24/2019, a site visit was conducted, there were no signs of regulated wetlands on the property, and they will be accepting Bankowski Builders 2002 delineation for Submission #HNP-8266-T9JSJ. It also is noted that a new joint permit application was submitted on 4/25/2019 for Plats 5 and 6, and includes the detention pond and the sanitary sewer crossing the wetland. A permit must be obtained prior to Final Preliminary Plat approval.

Kincaid noted the following should be considered if Tentative Preliminary Plat approval is recommended: Any and all issues outlined in the MCRC, MCDC, The Mannik & Smith Group, and the Bedford Township Fire Department letters shall be addressed and a permit shall be obtained from EGLE prior to Final Preliminary Plat approval.

Bryce Bankowski-Developer—Mr. Bankowski was available to answer any questions.

There was no further discussion.

MOTION BY JENKINS, SUPPORTED BY TIENVIERI, TO RECOMMEND TENTATIVE PRELIMINARY PLAT APPROVAL FOR VILLAGE MEADOWS PLATS 5 & 6 ON PARCEL NUMBER 5802-014-067-02, LOCATED ON TEMPERANCE ROAD EAST OF LEWIS AVENUE CONDITIONED UPON ADDRESSING ANY AND ALL ISSUES OUTLINED IN THE MCRC, MCDC, THE MANNIK & SMITH GROUP, AND THE BEDFORD TOWNSHIP FIRE DEPARTMENT LETTERS, AND A PERMIT SHALL BE OBTAINED FROM EGLE PRIOR TO FINAL PRELIMINARY PLAT APPROVAL

Roll call as follows: Voting Aye: Jenkins, Tienvieri, Fritz, Garverick, Zdybek, Steffen and Angerer

Excused: None

Absent: None

Motion carried.

B) DISCUSSION ON THE SIGN ORDINANCE

Kincaid reviewed the memo saying as it has been stated at previous meetings that there may be a need to further review some of the existing ordinances.

Kincaid said signs have been a topic of discussion for several months, if not years, further saying the Planning Department has identified several areas for discussion, which is not limited to only those areas. The areas that are identified are those that have been habitual waiver requests, Ordinance Enforcement Department repeated violations, or as a result of comments or questions that have been received. Following is a list of the areas identified for discussion, which does not necessarily mean an amendment should be considered.

Monument Sign Base (page 2216.6.10.l.)

Area Calculation (2216.6.10.n.) (included in multi-unit buildings?)

Consider the Allowance of Reader Board Signs, (address message change and lighting) all uses?

Wall Sign Placement Below Roof Line (2216.6.11.v.)

Grand Opening / Weekly Event Signs (2216.6.14.(7).)

Waivers Go to BZA (2216.8.3&4.)

RM, RME, MHP 25' Setback Requirement

Discussion on reviewing the existing size and square footage permitted by ordinance and how it is calculated. Commission Members spoke on looking at increasing the size and permitted square footage to allow creativity and increase in overall height. Garverick spoke on reviewing by the needs of the business owner, no obstruction on visual clearance and no negative effects on the neighboring properties. Mr. Kamprath spoke on signage is reviewed for the entire community and the goal should be to create a uniform size and base requirements. Mr. Kamprath stated to review by ascetically pleasing would be too broad based. Mr. Kamprath advised should be more objection and understanding. Garverick added increasing the square footage permitted may help on waiver request. Steffen inquired on the square footage measured by the physical face of the sign. Garverick voiced opinion on an administrative review before approving. Jenkins stated monument signs are of a rectangular dimension and there could be language included in the Architectural Design Standards for signage.

Zdybek spoke on reader boards within the township and what will become of those types of signs should reader boards no longer be the desire. Angerer supports the language being specific on permitted square footage, height and material. Fritz noted if there was an increase on height what effects, if any it could be on existing monument signs. Discussion on what benefits for multi-unit buildings do reader boards provide. Kincaid added in the past should a multi-unit building request a sign waiver for to allow for a LED reader board there was a condition that no other temporary signs were permitted. Angerer agreed with that comment and added to include the language of no more than five second interval change.

Tienvieri spoke on the existing flag signs within the community and several locations having more than one. Kincaid stated those specific signs are not permitted, however reminded the Commission Members that the Ordinance Department is complaint based. Kincaid added the concern on those types of signs would be location, visual clearance, safety and dilapidated/torn signs to be removed. Kincaid added in conversations with Officer Cecil, discussions have taken place on those types of signs being permitted, however with the possibility to include in proposed language a stipulation they must be removed at the close of each business day. Tienvieri advised she was not in opposition of those types of signs; however, felt they should be regulated. Discussion on the signage above the roof lines being permitted with the change in designs. Tienvieri spoke on garage sale signs. Kincaid advised those are non-accessory signs which are not regulated by the township. Kincaid added there other non-accessory signs such as real-estate signs.

Kincaid suggested to remove the language requirement in an RM, RME and MHP of a 25' setback from the road-right-of-way. Kincaid asked Jenkins if he had any idea what was the decision on requiring that amount of setback for a sign for those zoning districts. Jenkins agreed with removing the language as he was unsure of the determination. Kincaid noted in other zoning districts signs are only required to be located outside the road-right-of-way and any driveway and/or corner clearance.

Commission Members agreed that sign waivers should be reviewed and decision made by the Board of Zoning Appeals. Mr. Kamprath stated sign waivers should only be presented to one body, either all to the BZA or all presented to the Planning Commission.

Tienvieri disagrees with the 7-year contract for non-conforming signs, as there is no follow up or requirements to bringing them into compliance. Kincaid noted that should there be any submittal for a change to a non-conforming sign the 7-year contract begins. Jenkins added the contract was to give flexibility as there is an investment in the signage and to allow 7 years before requiring replacement. Jenkins inquired on the contract being with the property owner at that time or with the property. Mr. Kamprath stated the contract is linked to the property.

Tienvieri inquired on a timing to represent the language to the Commission Members. Discussion on the Planning Department gathering further information on what is permitted in other communities, schedule working meetings at the township with Ordinance Department, Planning Department and no more than three Commission Members, and the Planning Department work on presenting proposed language for the Commission to review. Tienvieri suggested to get with Mrs. Hershberger on political sign requirements to make sure the proposed language is in compliance.

Zdybek suggested to seek sign design owner, Gary Harrell, to give input on language to allow for creativity.

Planning Commission Members determined to move forward with further discussion and investigation on the proposed language for the sign ordinance.

PUBLIC COMMENT – None.

INFORMATION – None

COMMISSION / STAFF COMMENT – None.

ADJOURNMENT – The meeting was duly adjourned at 8:23 p.m.

Respectfully submitted,

Jodie L. Rector, Recording Secretary