

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
September 27, 2017

PRESENT:

JAKE LAKE
JOE GARVERICK
DAN STEFFEN
TOM ZDYBEK
MATTHEW ANGERER
LAMAR FREDERICK

EXCUSED:

ALSO PRESENT:

MARTY KAMPRATH, LEGAL COUNSEL, LENNARD, GRAHAM & GOLDSMITH
JODIE L. RECTOR, PLANNING AND ZONING, ASSISTANT, RECORDING SECRETARY

Lake called the Bedford Township Planning Commission meeting to order at 7:05 p.m. The Pledge of Allegiance was said. Zdybek called the roll. Quorum present.

APPROVAL OF THE AGENDA

Motion by Frederick, supported by Steffen, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES

Motion by Frederick, supported by Steffen, to approve the minutes of September 13, 2017. Motion carried. Garverick abstained.

APPOINT A PLANNING COMMISSION REPRESENTATIVE TO THE BOARD OF ZONING APPEALS, DUE TO THE RECENT RESIGNATION OF ROBYNE BUSH (recommendation to the Township Board).

Motion by Angerer, supported by Steffen, to recommend Zdybek as Representative of the Planning Commission to the Board of Zoning Appeals.

There were no further nominations. Zdybek accepted the nomination.

Roll call as follows: Voting Aye: Angerer, Steffen, Garverick, Frederick, and Lake.

Voting Nay: None

Excused: None

Motion carried

APPOINT A PLANNING COMMISSION SECRETARY

Motion by Garverick, supported by Angerer, to nominate Steffen, as Secretary. There were no further nominations. Steffen accepted the nomination.

Roll call as follows: Voting Aye: Garverick, Angerer, Zdybek, Frederick, and Lake.
Voting Nay: None
Excused: none
Motion carried

PUBLIC COMMENT (LIMIT 3 MINUTES)

Robert Kohl-Owner Peachtree Mobile Home Park, on the corner of Telegraph and Smith Road- Mr. Kohl wanted to ask the applicant several questions. Mr. Kohl stated he did visit the site the applicant has in Perrysburg, OH and voiced his opinion on the operation being quite large. Mr. Kamprath said this is public comment time, comments on the agenda items can be made however the public hearing for this item is closed. Mr. Kamprath advised Mr. Kohl he could seek further clarification from the applicant after the meeting if the applicant is so willing to do so. Mr. Kohl noted that the mobile home park is directly across the street from the subject site. Mr. Kohl voiced opposition to the request referring to the children living within his park, the concerns of the compost process and stated there was a compost fire in Wixom. Mr. Kohl stated if this plan is approved he will be seeking legal counsel, even though Mr. Kohl said he understood the zoning allows for this type of use but felt it should be located in a different area.

OLD BUSINESS

- A) CONTINUATION OF THE PUBLIC HEARING FOR TELEGRAPH PARTNERS, LLC REQUEST FOR A SITE PLAN AND SPECIAL APPROVAL TO ALLOW A COMMERCIAL COMPOSTING FACILITY, PER SECTION 400.1502, I-2, LIGHT INDUSTRIAL, ON PARCEL NUMBER 5802-035-075-00, OTHERWISE KNOWN AS 110 W. SMITH ROAD, TEMPERANCE, MI 48182

Lake advised the applicant's representative he would need a majority vote to approve if wanting to move forward or reschedule with full commission. The applicant's representative, Jim Jacobs, waived the right to defer and requested to move forward.

Jim Jacobs-Architect and Representative for the applicant- Mr. Jacobs stated Mr. Nycz was in attendance and could answer any site questions and that he could answer any technical questions regarding the site plan drawings. Mr. Jacobs referred to the requirements to be approved yet by MDEQ and that they are still waiting for a date for MDEQ to come down for a site visit to verify the previous assessment from 2006. Frederick inquired on operational times having an issue with "dusk" voicing opposition and the berm to the west side effect of water quality. Mr. Buschmann, MSG, spoke on the requirement of surface water testing and compliance with the MCDC. Mr. Buschmann stated there has been extensive discussion regarding the site with the MCDC and with Jacobs Architect and all parties are working together to resolve any issues. Frederick ask Mr. Buschmann about the millings on the property. Mr. Buschmann stated they are comfortable with any run off going into the swales. Mr. Buschmann also reminded the Commission there is still the ability to require additional testing of the site. Rector added the ordinance permits hours of operation from 7:00 am – 9:00 pm. Discussion continued on the layout, berm and MDEQ requirements. Zdybek referred to the variance on the road use of Smith Road not being a class A for commercial use. Mr. Jacob's stated it would be

difficult to control the route used to access the site but there could be a directional sign when exiting the site. Steffen inquired on lightening and buffering. Mr. Nycz stated at this time there is no interior lighting on the site due to daytime hours of operation and no grinding nor screening after 5:00 p.m. Mr. Jacobs added they are aware any changes made to the site plan will need to be resubmitted and approved.

Motion by Angerer, supported by Garverick, to approve Telegraph Partners, LLC request for a site plan and special approval to allow a commercial composting facility, per Section 400.1502, I-2, Light Industrial, on parcel number 5802-035-075-00, otherwise known as 110 W. Smith Road, Temperance, MI 48182 as the approval of the use may be considered after a public hearing is held (9/13/17), review and approval of the site plan by the Planning Commission; and under such conditions as the Planning Commission imposes after finding that the use is not injurious to the district and environs, is not contrary to the spirit and purpose of the Ordinance, is not incompatible with already existing uses in the area, will not interfere with the orderly development of the area, would not be detrimental to the safety or convenience of vehicular or pedestrian traffic, will be served adequately by essential public facilities and services, will be consistent in assuring that the general public health, safety and welfare will not be infringed upon, and will be in compliance with all Township, County, State and Federal laws and regulations, and which, once approved, shall be deemed to authorize only one specific use, and shall expire and become null and void without further notice or action by the Planning Commission in any case where the special approval use has not been established within six months after the Planning Commission's grant of approval thereof or where the special approval use is discontinued or ceases to exist for six consecutive months or for 18 months during any three year period; and which may be revoked by the Planning Commission after it finds that any of the requirements of the Ordinance or conditions of approval are not being maintained, condition upon addressing all comments and or conditions of the review letters from the Bedford Township Fire Department, The Mannik and Smith Group, Monroe County Drain Commission, Monroe County Road Commission and obtain all MDEQ registrations, permits or verification that are required.

Roll call as follows: Voting Aye: Angerer, Garverick, Zdybek, Frederick, Steffen and Lake.

Voting Nay: None

Excused: None

Motion carried

NEW BUSINESS

- A) REQUEST FOR A FINAL SITE PLAN APPROVAL FOR OLIVER ESTATES (BEDFORD TOWNSHIP PLACE APARTMENTS, LLC) FOR A MULTIPLE FAMILY APARTMENT DEVELOPMENT, ON PARCEL NUMBER 5802-027-059-41, LOCATED WEST OF LEWIS AVENUE AND NORTH OF STERNS ROAD

Lake advised the applicant's representative he would need a majority vote to approve if wanting to move forward or reschedule with full commission. The applicant's representative, Nathan Waggner, waived the right to defer and requested to move forward.

Rector reviewed the analysis stating the subject site consists of approximately 15.00 +/- acres which was once a part of a larger vacant parcel consisting of a split zoning. While portions of the parcel along both Lewis Avenue and Sterns Road were split from the parcel, and the subject area was rezoned to RM-2, Multiple Family Residential on November 1, 2016, the parcel has frontage on Lewis Avenue and Sterns Road, both to be used for access to the development through existing curb cuts that are utilized by Bainbridge Place. Rector noted the property to the west and north is RM-2, Multiple Family Residential zoned and is the location of Bainbridge Place. The property to the east is C-3, General Business zoned with two of the parcels under the applicant's ownership. The third parcel is the former Whitman Ford site. To the south, a parcel owned by the applicant is C-1, Local Business zoned. Rector reviewed the architectural rendering and building materials saying the subject site will consist of four (4) 3-story buildings each consisting of 36 units for a total of 140 2-bedroom units and 4 1-bedroom units. The structures have a mean height of 32.58 feet with vinyl siding and shingle roofing. The color scheme is earth tone.

Rector stated public municipal water and sanitary is available to the site. Internal road and parking areas are private.

Rector referred to the landscaping plan meets the landscaping requirements, including landscaping of the detention basins (3), including deciduous trees, evergreen trees, ornamental trees, and shrubs planted in random patterns or groups. As noted on sheet L-101, a portion of the fencing located in the northeast portion of the site will be relocated to accommodate the entrance drive to the development from Lewis Avenue. It should be noted that no perimeter fencing or landscaping is required, including along those property lines that abut another residentially zoned property. Rector said should be suggested that a barrier (decorative fence), along the west and north property lines where the site abuts Bainbridge Place, be provided to contain headlight pollution within the site and eliminate the light from being directed into the rear of the neighboring residential units.

Rector said the proposed site lighting consists of 31 wall pack fixtures affixed to the structures 25 feet above grade, and two (2) lights (one on the north end of the north building and one at the shed located on the west side of the site) that are situated 8 feet above grade. No freestanding light fixtures are proposed for parking lot lighting. It should be noted that while the wall packs will serve as parking lighting, and the illumination plan indicates the proposed lighting plan meets the requirements of the ordinance in that the light reading at the property line does not exceed .5 foot-candle, *exterior lighting shall be fully shielded and directed downward to prevent off-site glare.*

Rector stated four dumpsters are proposed on site to be screened with a 6-foot-tall staggered white vinyl covered pine fence to comply with the requirements of the ordinance.

Rector stated at this time the developer is proposing two (2) entranceway signs to be located within the existing landscaped islands, one off of Sterns Road and one off of Lewis Avenue. The landscaped islands currently serve as a location for the Bainbridge Place signage and would be shared by both complexes. The proposed location is permitted conditioned that no signage be

placed any nearer than 25 feet from the road right-of-way. It should be noted that while the proposed sign design meets ordinance requirements in that the signage area does not exceed the maximum 32 square feet in area with a base that does not exceed 32 square feet and an overall height of four (4) feet, the ordinance states only one sign is permitted for the development. Bainbridge Place sought and received approval from the Planning Commission to place one sign at each entrance for safety purposes. Oliver Estates should be given the same consideration, as the entrances are off of two highly traveled roads and a sign at the entrance will provide easy identification. Should an easement be required for the shared area for signage placement, the easement(s) shall be executed after Final Site Plan Approval has been received.

Approvals have been received from BTFD dated 9/18/17 with comments/conditions, MSG dated 9/20/17 with comments/conditions, MCRC dated 9/18/17 with comments/conditions, and MCDC dated 8/15/17 with comments/conditions.

Lastly, Rector stated should Final Site Plan Approval be granted, you may want to include the following:

1. Barrier along the west and north property lines be installed to buffer traffic light pollution (if applicable)
2. Waiver to allow a second entrance sign (if applicable)
3. Any required easements be executed after Final Site Plan Approval (if applicable)
4. Site Plan Approval contingent upon addressing all comments/conditions of the BTFD, MSG, MCDC and MCRC review letters

Nathan Waggner-Cash Waggner and Associates Representative - Mr. Waggner stated he is the civil engineer on record. Frederick voiced concern on the .5-foot candle requirement. Frederick asked on a requirement to have a study to verify compliance. Mr. Kamprath stated any reasonable condition can be applied to site plan approval. Mr. Buschmann felt that is a reasonable concern and requirement. Lake asked on the targeted market. Mr. Waggner stated long and short term, temporary work employment, or renting to corporations, etc. Mr. Waggner stated the owner is long term developer, owns and maintains. Angerer asked on any common area such as play grounds. Mr. Waggner stated it is not shown on the plan as the marketing group likes to wait and see who the tenants are if there is a need to move forward. Mr. Waggner stated there is amenities within the office. Angerer spoke in favor of the development. Mr. Waggner stated there has already been positive feedback. Lake inquired on the proposed barrier for light pollution to Bainbridge Place. Mr. Waggner agreed and had a plan ready for submittal indicating the intended areas with shrubbery at least 3' or taller. Rector stated that is the area the Planning Department voiced concern.

Motion by Angerer, supported by Zdybek, to approve the Final Site Plan Approval for Oliver Estates, for a Multiple Family Apartment development, on parcel number 5802-027-059-41, located west of Lewis Avenue and north of Sterns Road, conditioned upon addressing all comments and or conditions a barrier along the west and north property lines be installed to buffer traffic light pollution where indicated on the submitted plan, a waiver to allow a second entrance sign for safety purposed, any required easements be executed

after Final Site Plan Approval, addressing on comments/conditions of the review letters from the Bedford Township Fire Department, The Mannik and Smith Group, Monroe County Drain Commission, Monroe County Road Commission, and to include three months after completion of the last building and before a certificate of occupancy is issued for that building, a verification reading is required to show a .5 foot candle reading at the property line to comply with ordinance (this information has been supplied to the Building Department).

Roll call as follows: Voting Aye: Angerer, Zdybek, Steffen, Garverick, Frederick and Lake.

Voting Nay: None

Excused: None

Motion carried.

- B) REQUEST FOR A FINAL SITE PLAN APPROVAL ON A PARKING LOT EXPANSION FOR HOLLINGSWORTH LOGISTICS GROUP, LOCATED ON PARCEL NUMBERS 5802-035-010-10 & 5802-035-010-20, OTHERWISE KNOWN AS 7111 CRABB ROAD, TEMPERANCE, MI 48182

Lake advised the applicant's representative he would need a majority vote to approve if wanting to move forward or reschedule with full commission. The applicant's representative, Tim Bailey, waived the right to defer and requested to move forward.

Rector reviewed the analysis stating the owner is proposing an additional 612,014 square foot parking lot expansion to the rear of the existing building (Michelin Building) where currently 290,000 square feet of the 754,000-square foot building is being utilized by Hollingsworth Warehouse. Rector said the applicant has indicated there is an interested party seeking to utilize the remaining portion of the building, thus requiring the location to supply additional employee and trailer parking spaces on site.

On 10/26/2016 the Planning Commission approved a parking lot expansion for this location that provides 130 trailer parking spaces on site. This expansion will provide an additional 171 trailer parking spaces to the west of the building and an additional 45 trailer parking spaces to the south of the building. The applicant should verify that the existing 60 employee parking spaces to the south parking area will remain for employees and also define the parking area to the north of the building, as when previously approved the north parking area was designated for trailer parking. It should be noted that all employee and trailer parking shall be maintained on site. The applicant has shown on the plan there are three existing curb cuts off Crabb Road and a proposed extension of Industrial Drive (road off site) is being proposed.

It should be verified if parking lot lighting is proposed for the parking lot, as Section 400.1908, Exterior Lighting Standards, states all exterior lighting shall be fully shielded and directed downward to prevent off-site glare. As well, if lighting is proposed, the applicant shall provide a lighting plan, including fixture detail such as type, design, height and location on the site, and an illumination plan verifying the light reading does not exceed .5-foot candle at the property line where the subject site is adjacent to the residential zoning district to the west.

While parking lot landscaping is not required within Industrial zoning districts, the applicant is required to provide protective screening to comply with Section 400.1907.16, "Specific Requirements for Industrial Uses Adjacent to Land Used or Zoned for Residential Uses". This section of the ordinance also refers to Section 400.1911 "Walls" and Section 400.1912 "Fences".

Rector noted letters of approval with conditions or comments have been received from the Bedford Township Fire Department (September 20, 2017), the Mannik & Smith Group (September 21, 2017), the MCRC (September 19, 2017), and the MCDC (September 26, 2017) which was supplied for tonight's meeting.

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; a lighting plan and illumination plan shall be submitted and approved per Section 400.1908; and a landscaping plan must be submitted and approved in compliance with Sections 400.1907, 400.1911, and 400.1912.

Tim Bailey- Allen Group-Developer- Mr. Bailey stated he is the project manager and general contractor for the project. Frederick asked when a lighting, illumination and landscape plan is going to be submitted. Mr. Bailey stated he has the lighting and illumination plan however the landscape plan will be submitted next week. Frederick stated he likes drop dead dates, so when next week. Mr. Bailey stated Monday. Frederick agreed to Monday. Mr. Bailey stated there was just some confusion on the date or the civil engineer would have had them here tonight, but thought the meeting was tomorrow.

Angerer said the proposed layout was well presented. Buschmann added there are still comments to be addressed and those items will be addressed also. Lake inquired on the plan being only for parking. Mr. Bailey stated yes only trailer parking and the parking to the north which was trailer parking will now become employee parking. Angerer appreciated the proposed side drive to avoid trailers within the employee parking area. Frederick inquired on the work currently being done on site. Mr. advised the tenant is Chrysler and there is work being done on the dock area.

Motion by Angerer, supported by Zdybek, to approve the request for a Final Site Plan Approval on a parking lot expansion for Hollingsworth Logistics Group, located on parcel numbers 5802-035-010-10 & 5802-035-010-20, otherwise known as 7111 Crabb Road, Temperance, MI 48182 conditioned upon addressing all comments and or conditions of the review letters from the Bedford Township Fire Department, The Mannik and Smith Group, Monroe County Drain Commission, Monroe County Road Commission, a lighting plan and illumination plan shall be submitted and approved per Section 400.1908, and a landscaping plan must be submitted and approved in compliance with sections 400.1907, 400.1911, and 400.1912.

Roll call as follows: Voting Aye: Angerer, Zdybek, Garverick, Frederick, Steffen and Lake.
Voting Nay: None
Excused: None

Motion carried.

PUBLIC COMMENT –

Wayne Richards-Hollingsworth Logistics Group- Mr. Richards spoke highly of the staff, MSG, Tim Lake and the Planning Commission working with them moving this and their previous project forward and welcoming them into the community.

INFORMATION –

None

COMMISSION / STAFF COMMENT –

Rector thanked the commission members and asked them stay to sign the projects that were approved tonight.

Angerer agreed with Mr. Richards and commended the staff on their work.

Frederick commented on the detention pond at Bainbridge to Mr. Buschmann.

Steffen thanked the commission for the appointment of Secretary. Thanked Angerer for moving forward with all the motions tonight.

ADJOURNMENT –

The meeting was duly adjourned at 8:15 p.m.

*Respectfully submitted,
Jodie L. Rector, Recording Secretary*