

MINUTES
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
OCTOBER 23, 2019

PRESENT:

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

EXCUSED:

MATTHEW ANGERER, CHAIR

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

Jenkins 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 OCTOBER 9, 2019

Motion by Steffen, supported by Zdybek, to approve the minutes of October 9, 2019. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

- A) REQUEST FOR A SIGN WAIVER FOR EIDI PROPERTIES (CISCO [TENANT]) ON PARCEL NUMBER 5802-034-003-60, OTHERWISE KNOWN AS 7317 LEWIS AVENUE, TEMPERANCE, MI 48182**

Kincaid reviewed the request stating the applicant is seeking to install a 3'7" in height, 32 square feet in area wall sign on a multi-unit building (Firecreek Plaza), located at 7327 Lewis Avenue. Kincaid noted per Section 400.1922.b the ordinance permits one wall sign, 2 ½ feet in height and 50 square feet in area or 80% of the width of the unit whichever is less. Kincaid stated the applicant has advised the Planning Department the proposed increase in height is aesthetically appealing with the other signage within the multi-unit building and has supplied a rendering of the other locations. Kincaid advised and while the overall signage complies, a waiver of 1'1" in height is required.

Kincaid noted, if the request is considered, the following waiver is required a 1'1" height waiver for a wall sign.

Tom Davey-Representative for the applicant- Mr. Davey advised the request is aesthetically appealing and will match the other signage on the building.

Zdybek appreciated the rendering supplied and noted they were very helpful. Tienvieri felt the signage was much larger than the other locations and that shown in the rendering the sign can comply by ordinance. Discussion continued on the process of reviewing a sign, approving a sign and the permit application and process.

MOTION BY ZDYBEK, SUPPORTED BY GARVERICK, TO GRANT THE REQUEST OF 1'1" FOR A WALL SIGN WAIVER FOR EIDI PROPERTIES (CISCO [TENANT]) ON PARCEL NUMBER 5802-034-003-60, OTHERWISE KNOWN AS 7317 LEWIS AVENUE, TEMPERANCE, MI 48182 AS THE SIGNAGE WILL BE A CLEAR VISION FROM THE ROAD AND SUPPORTED BY THE SUBMITTED RENDERINGS.

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

Nay: Tienvieri

Excused: Angerer

Absent: None

Motion carried.

B) OPEN THE PUBLIC HEARING REGARDING THE REQUEST FROM LAMBERTVILLE MIXED USE, LLC, TO REZONE APPROXIMATELY 9.25 ACRES FROM R-2A, ONE-FAMILY RESIDENTIAL, TO R-T, TWO-FAMILY RESIDENTIAL, ON PARCEL NUMBER 5802-032-055-65, VACANT PROPERTY LOCATED ON THE SOUTH SIDE OF STERNS ROAD EAST OF SECOR ROAD, LAMBERTVILLE, MI 48144

Motion by Jenkins to open the public hearing at 7:15 p.m. Motion carried.

Kincaid reviewed the request stating the existing parcel consists of approximately +/- 9.25 acres with 403.42 feet of frontage on Sterns Road. The site is served by municipal water and sanitary sewer, and the surrounding zonings are: North- R-2A, Single Family Residential, South-R-2A, Single Family Residential, East- R-2A, Single Family Residential (Hidden Valley Subdivision), West- RME, Elderly Housing (recently approved Hampton Manor) & C-3, General Commercial (vacant parcel & recently approved Tractor Supply).

Kincaid noted on October 1, 2019 the Township Board gave direction to move forward with the rezoning request.

Kincaid said the Zoning Ordinance, including the Zoning Map, adopted on May 5, 1977 identified the subject parcel as split-zoned, and on January 8, 2019 the Township Board rezoned approximately 3.73 acres from R-2A, One-Family Residential to C-3, General Business, resulting in the approximate 6.732 acres of C-3 zoned property to the west of the subject area. On March 19, 2019 the Township Board rezoned approximately 7 acres from R-2A, One-Family Residential to RME, Elderly Housing.

Kincaid advised the subject vacant parcel (5802-032-055-065) is approximately 9.25 acres of what was previously a 23-acre parcel (3199 W. Sterns Road). The request is to rezone from R-2A, Single Family Residential to RT, Two-family Residential. The applicant has advised the intent is to develop a PUD, Planned Unit Development with 14 two-family attached units, for a total of 28 dwelling units, on a single cul-de-sac off Sterns Road directly west of Hidden Valley Subdivision.

Kincaid referred to the Master Plan adopted on October 28, 2015, stating the Master Plan designates this area as Mixed-Use and further describes the intent to promote mixed uses and flexible redevelopment in areas outside of the Village Centers, having a mix of residential, office and lower intensity commercial uses.

Kincaid stated the Planning Department requested a review of the rezoning request be conducted by Lucie Fortin of The Mannik & Smith Group and Planner for Bedford Township. Ms. Fortin prepared an overall review of the subject area and concluded the proposed zoning and use is consistent with the goals, policies and future land use

map of the Township's Master Plan. In conclusion, it was suggested the Planning Commission make a recommendation to the Township Board to approve the rezoning request for the following key reasons:

- **It is consistent with the Township's Master Plan goals and policies;**
- **It follows the Master Plan future land use designation for mixed uses;**
- **It provides for suitable transitional uses between the commercial and high intensity residential (senior housing) land uses in the core business district of the Township and the adjacent single-family residential uses;**
- **It is supported by adequate utility and road infrastructure; and**
- **Adequate room is being preserved both south and east of the subject portion for buffering and/or screening to alleviate some of the potential negative impacts of the higher density residential uses.**

Sally Dunn- 7365 Hidden Valley Drive-Ms. Dunn spoke on the impact this development will have on utilities, traffic and home values. Ms. Dunn voiced opposition to the request and suggested the Planning Commission does not permit the rezoning.

Rick Shock- 7301 Hidden Valley Drive-Mr. Shock referred to the previous rezoning request and a plan being provided. Jenkins advised there is a conceptual plan, however all uses within the requested rezoning have to be taken into consideration. Kincaid advised the project will be submitted as a PUD for just this site. Kincaid clarified the conceptual plan is for this site only. Tienvieri inquired on information of the underlying zoning. Kincaid advised with a PUD the development cannot increase the density of the underlying zoning, which in this case should the rezoning be approved would be RT, Two-Family Residential. Mr. Shock voiced opposition to the request.

Todd Renner- 7373 Hidden Valley Drive-Mr. Renner spoke on being a new resident and unaware of the proposed development. Mr. Renner voiced concern on infrastructure. Mr. Renner inquired if there was any movement on increasing the infrastructure on Sterns Road. Tienvieri advised there is nothing on the docket to widen Sterns Road. Mr. Renner spoke on the proposed home value. Jenkins advised the new resident of the process and that tonight the Planning Commission will only be making a recommendation and the Township Board makes the final decision.

Aniese Seed-Hidden Valley Drive-Mr. Seed spoke on the area maintaining the properties. Mr. Seed voiced concern on the quality of the neighborhood with type of development. Mr. Seed voiced opposition to the request.

Jim Sumner- 7360 Hidden Valley Drive. - Mr. Sumner advised the Commission that just because you can vote for this request according to the analysis, does not mean you should.

Cindy Fate- 7257 Hidden Valley Drive-Ms. Fate voiced opposition to the request and concern on traffic. Ms. Fate referred to the previous request and the notation of a road study at those meetings.

Motion by Jenkins to close the public hearing at 7:27 p.m. Motion carried.

Jim Jacobs-Jacob's Architect's-Representative for Lambertville Mixed Use, LLC - Mr. Jacobs stated there is a very preliminary plan to pass around for information purposes only. Mr. Jacobs advised the conceptual plan indicates there will be 50% opens space where by ordinance only 30 % is required. Mr. Jacobs advised the applicant is working on providing additional green space on the south and east portions of the subject property line. Mr. Jacobs advised there will be two attached units, developed within a PUD each having 1600 square feet and a basement. Mr. Jacobs stated however this is very conceptual until an official plan has been submitted for review. Tienvieri inquired on the building material. Jenkins implied that will be a discussion with site plan

process. Kincaid agreed proposed material will be through the PUD process. Kincaid stated there is a conceptual approval and then final PUD approval.

A lengthy discussion continued on the conceptual design, type of units (condos), square footage being each unit 1600 square feet, cost range of each unit and the underlying RT zoning for development of density. Kincaid stated these discussion items will be addressed through the PUD approval process.

Tienvieri spoke on this type of development gearing toward empty nesters or people seeking to downsize from a larger home. Tienvieri noted she did not feel this type of development would increase traffic as could the existing single-family zoning district that might have several drivers. Tienvieri spoke on several two-family developments that are reputable within the community. Tienvieri advised the Commission would have to give good reasons to deny the request as there is support from the Bedford Township Planner and the provided information from the Planning Department. Commission Members agreed with Tienvieri.

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. Jacobs opted to move forward as scheduled.

MOTION BY STEFFEN, SUPPORTED BY GARVERICK, TO RECOMMEND APPROVAL REGARDING THE REQUEST FROM LAMBERTVILLE MIXED USE, LLC, TO REZONE APPROXIMATELY 9.25 ACRES FROM R-2A, ONE-FAMILY RESIDENTIAL, TO R-T, TWO-FAMILY RESIDENTIAL, ON PARCEL NUMBER 5802-032-055-65, VACANT PROPERTY LOCATED ON THE SOUTH SIDE OF STERNS ROAD EAST OF SECOR ROAD, LAMBERTVILLE, MI 48144.

**Roll call as follows: Voting Aye: Steffen, Garverick, Fritz, Tienvieri, Zdybek and Jenkins
Nay: None
Excused: Angerer
Absent: None
Motion carried.**

Kincaid noted the process on rezoning has now changed due to the dissolution of the MCPC. Kincaid continued to say the process will now be a recommendation from the Planning Commission and then presented to the Township Board for a decision.

PUBLIC COMMENT – Rick Shock, 7301 Hidden Valley Drive- Mr. Shock asked for clarification on the unit size. Mr. Jacobs advised 1600 square feet per unit for a total of 3200 square feet.

INFORMATION – None

COMMISSION / STAFF COMMENT – Kincaid spoke on the November and December meetings. Jenkins sought a motion to cancel the regular scheduled Planning Commission meetings for November and December, and amend meetings to only on Wednesday, November 20, 2019 and Wednesday, December 18, 2019.

Jenkins asked Tienvieri to obtain clarification from the Township Board on the decision to have a policy on a rezoning presented for direction before the Public Hearing as it hinders and delays the process for the applicant with another step. Jenkins understood and agreed with the process for a text amendment on ordinance language. Tienvieri advised she would take the request to the Township Board.

MOTION BY STEFFEN, SUPPORTED BY TIENVIERI, TO CANCEL ALL THE REGULAR SCHEDULED PLANNING COMMISSION MEETINGS FOR NOVEMBER 2019 AND DECEMBER 2019 AND AMEND MEETINGS TO ONLY ON WEDNESDAY, NOVEMBER 20, 2019 AND WEDNESDAY, DECEMBER 18, 2019.

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

Nay: None

Excused: Angerer

Absent: None

Motion carried.

Tienvieri thanked and appreciated the Planning Department for a great job on the minutes for the last meeting. Tienvieri requested the Planning Department to continue moving forward on the language for the sign waiver ordinance. Kincaid stated the Planning Department is working on several ordinances for review (draft) for the Planning Commission.

ADJOURNMENT – The meeting was duly adjourned at 7:57 p.m.

Respectfully submitted,

Jodie L. Rector, Recording Secretary