

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
OCTOBER 26, 2016

PRESENT:

JAKE LAKE
PAUL PIRRONE
ROBYNE BUSH
MARYANNE BOURQUE
MATT ANGERER

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 7:00 p.m. The Pledge of Allegiance was said. Lake called the roll. Quorum present.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Motion by Pirrone, supported by Lake, to approve the minutes of October 12, 2016.

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

PUBLIC COMMENT (LIMIT 3 MINUTES)-None

NEW BUSINESS

- A) **REQUEST FOR FINAL SITE PLAN APPROVAL ON A PARKING LOT EXPANSION FOR HOLLINGSWORTH WAREHOUSE, LOCATED ON PARCEL NUMBERS 5802-035-010-10 & 5802-035-010-20, OTHERWISE KNOWN AS 7111 CRABB ROAD.**

Kincaid reviewed the analysis stating the owner is proposing a 92,734 square foot parking lot expansion to the rear of the existing building where approximately 290,000 square feet of the 754,000 square foot building is being utilized by Hollingsworth Warehouse. The parking lot expansion is for truck trailer parking, with the employee parking spaces being located on the south side of the building. Kincaid said letters of approval have been received from the Bedford Township Fire Department, the MSG and the MCDC. The MCRC did not review the plan as no changes are being made to the entrance. Kincaid continued saying the expansion will provide parking spaces for 130 trailers and 5 proposed docks. The existing north lot will house 43 trailers and the existing south parking area will provide 60 employee parking spaces. Lastly, Kincaid noted 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 and the MSG letters of approval.

Nicholas Westfall-Allen Group, Detroit, MI-General Contractor- Mr. Westfall was available to answer any questions.

Bush inquired on the increase in truck traffic and Mr. Westfall advised he was unable to give an exact number of trucks at one time on the site location. Lake referred to the location and the existing size of the building. Lake also added the applicant is not looking to add an additional ingress/egress. Lake stated the Commission is only looking at a proposed parking lot expansion, further explaining with a minimum of 5 tractors there would be at least 15 trailers on site at one time. Kincaid added the applicant is utilizing an existing building.

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 Pirrone, supported by Bush, to approve the request for Final Site Plan approval on a parking lot expansion for Hollingsworth Warehouse, located on parcel numbers 5802-035-010-10 and 5802-035-010-20, otherwise known as 7111 Crabb Road contingent upon addressing all the conditions in the MCDC, MSG and the Bedford Township Fire Department review letters.

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

B) REQUEST FOR A DETERMINATION IF THE PROPOSED AMENDMENT TO THE HICKORY CREEK PLANNED UNIT DEVELOPMENT IS A MINOR OR MAJOR CHANGE, LOCATED ON PARCEL NUMBER 5802-035-053-72.

Kincaid reviewed the memo to the Planning Commission stating the developer of Hickory Creek PUD, Bridgeway Investors, Ltd. (Forrester Wehrle) is seeking a determination on a PUD amendment. A portion of original Plats V-IX contained zero lot line parcels along the east side of the PUD, immediately adjacent to the Bedford Industrial Park. Kincaid said as has been the norm over the past several years, lending institutions have not been lending on attached dwelling development. That has been evident in several of the attached unit developments that have been before the Planning Commission with this same request, each resulting in a lesser dense development and a loss of buildable lots to accommodate setbacks between dwellings. A separation of the existing lots will result in five fewer buildable lots, thus reducing the subject area from 30 dwellings to 25 dwellings. Kincaid advised this PUD has been before the Planning Commission on two separate occasions to seek an amendment to separate lot lines once for Plat I and second for Platt II. In both instances the determination was that the request is a minor amendment to the PUD in that the developer is decreasing the density and is seeking to plat a subdivision where financial institutions will lend. Kincaid noted when consulted, the Bedford Township Fire Chief expressed support for the request to separate the building units and decrease the density. Kincaid said at this time the developer is seeking only a determination on whether or not the request to separate the zero lot lines is a major or minor amendment to the PUD. Once the determination is made, the developer will then move forward with a plan that will be reviewed by the MCDC, MCRC, the MSG and the Bedford Township Fire Department prior to Planning Commission's consideration on the plan. Kincaid added it should be noted that a courtesy letter was sent to all property owners, including the commercial properties along Lewis Avenue within the Hickory Creek PUD explaining the developers' request to amend the PUD. At this time, the Planning Department has received no calls, letters or emails expressing objection to this request. Kincaid added today the Planning Department received four calls inquiring on the proposed amendment; however there were no objections to the request just once the development is submitting would there be the opportunity to speak on concerns with second ingress/egress, maintenance of roads and property.

Lake requested clarification on zero lot lines and Kincaid advised the structures are attached and with this proposed amendment it will reduce the number of homes by five. Kincaid read the ordinance requirements of a major and a minor PUD Amendment process once a determination is made. Discussion continued on this development and other developments seeking this same amendment to separate the units. Bourque voiced her opinion of the proposed amendment as a minor amendment as would be less density, Bush and Lake agreed.

Jeff Wehrle-Represents, Bridgeway Investors- Mr. Wehrle was available to answer any questions.

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.

Mr. Kamprath advised the Planning Commission Members that tonight's decision is a determination of a minor or major change. Mr. Kamprath advised no aspect of the development is presented for approval.

Motion by Angerer, supported by Bush, to determine the proposed amendment to the Hickory Creek Planned Unit Development as a minor change, located on parcel number 5802-035-053-72.

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

PUBLIC COMMENT –Doug Allen- Mr. Allen voiced concern on a second ingress/egress with additional homes. Kincaid reiterated on what Mr. Kamprath stated advising at this time the Planning Commission is only making a determination on whether a separation of the existing lots is a minor or major amendment to the existing PUD. Kincaid continued stating any concerns with the development are not being addressed at this time that will be a discussion when a submitted plan is presented.

INFORMATION –

Kincaid advised the two scheduled meetings on November 9th and November 23rd are cancelled; however a special meeting is scheduled for November 16, 2016.

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COMMISSION / STAFF COMMENT – NONE

ADJOURNMENT –

The meeting was duly adjourned at 7:23 p.m.

*Respectfully submitted,
Jodie L. Rector
Recording Secretary*