

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
OCTOBER 28, 2015

PRESENT:

KORLEEN BIALECKI
ROBYNE BUSH
TOM ZDYBEK
MARYANNE BOURQUE

EXCUSED:

JAKE LAKE
PAUL PIRRONE

ALSO PRESENT:

KAREN M. KINCAID, PLANNING AND ZONING
JODIE L. RECTOR, PLANNING AND ZONING, ASSISTANT, RECORDING SECRETARY

Bourque, called the Bedford Township Planning Commission meeting to order at 7:30 p.m. The Pledge of Allegiance was said. Kincaid called the roll. Quorum present.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Motion by Bush, supported by Zdybek, to approve the minutes of October 14, 2015. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)-None

NEW BUSINESS

A) OPEN THE PUBLIC HEARING AT 7:32 P.M. REGARDING THE APPROVAL OF THE UPDATED MASTER PLAN AND MAP 2015.

Motion by Bialecki, supported by Bush, to open the public hearing. Motion carried.

Lucie Fortin-The Mannik & Smith Group- Ms. Fortin advised she would answer any questions and reminded the Planning Commission Members of the procedure. Ms. Fortin pointed out that after the Public Hearing tonight and if the Commission is so willing to approve the proposed updated Master Plan and Map after reviewing the submitted comments and any questions, the approval process will end this evening. Ms. Fortin added that the Master Plan is a living document and the township should continue the process. Ms. Fortin stated the Township should be looking at its zoning ordinance, but beyond that looking at a few suggestions from The Mannik & Smith Group such as: looking at the Lewis Avenue as a possible corridor; ways to actively preserve farm land, review environmental ordinances particularly water quality, woodlands and other things of that nature. Ms. Fortin ended with stating the township with their assistance and guidance, if so desired should continue working on updating zoning ordinances so that the Master Plan and Zonings are consistent with each other.

Kincaid added the outside agencies document comments were received from Monroe County Planning, Erie Township, and Lucas County in Toledo, Ohio which most of the comments being complimentary to the proposed updated Master Plan and Map 2015.

Dennis Jenkins-Vice-Chair of the Steering Committee- Mr. Jenkins stated in regards to the Toledo, Lucas County review comments as being the first time they have ever offered a comment either with the

Master Plan or a Zoning Ordinance amendment, and adding they also invited Bedford Township to be included with the Lewis Avenue and Alexis Road Corridor in their upcoming plans. Mr. Jenkins stated in speaking with Kincaid to the current Agricultural Estates Development Ordinance, advising that once the updated Master Plan is adopted the AG Estates Ordinance will no longer be in effect and the ordinance will have to be rescinded, but in its place for the AG district the amount of acreage requirement will be reduced to a minimum of 2.5 acres and will only require a minimum of 165' frontage, which will allow land divisions to be managed easier in the office. Mr. Jenkins referenced and agreed with the comment of the capital improvement plan in that it is something the Board needs to work on in conjunction with the Planning Commission.

Bush commented on the language and how easily readable the updated Master Plan was to understand and follow.

Zdybek thanked all the members involved in the Master Plan update, Bourque concurred; Zdybek also thanked Mr. Jenkins personally for his time and the amount of service he has dedicated, Ms. Bourque agreed.

**Motion by Bialecki, supported by Bush, to close the public hearing at 7:40 p.m.
Motion carried.**

Motion by Bialecki, supported by Bush, to approve the updated Master Plan and Map 2015 as submitted with the adoption of the resolution.

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

Bush inquired if there was a document comparison showing the Master Plan resolution and where and what ordinances would need to be tweaked. Mr. Jenkins advised that is a good suggestion for a document showing the comparisons and he would get with Kincaid and get that information.

PUBLIC COMMENT –
None.

INFORMATION –

Kincaid advised the Commission Members the meetings for November 11, 2015 and November 25, 2015 will be cancelled but tentatively a meeting may be scheduled for November 18, 2015 if there are any items for consideration on the agenda.

COMMISSION / STAFF COMMENT –

Bialecki-Thanked Bush for making it to the meeting to have a quorum to move forward in approving the updated Master Plan and Map.

Bourque reiterated to make sure to contact Kincaid on the tentative meeting for November 18, 2015 if available to attend.

ADJOURNMENT –

The meeting was duly adjourned at 7:45 p.m.

Respectfully submitted,
Jodie L. Rector
Recording Secretary