

MINUTES
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
NOVEMBER 20, 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:

KAREN KINCAID, PLANNING AND ZONING ADMINISTRATOR

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 DATES AND TIMES FOR THE 2020 PLANNING COMMISSION MEETINGS

Motion by Jenkins, supported by Tienvieri, to continue with the current meeting schedule for 2020. The first Wednesday of the month shall be utilized on an as-needed basis, with the second and fourth Wednesdays of the month being dedicated as Regular Meetings. All meetings shall begin at 7:00 p.m. and end no later than 10:00 p. m. at the Bedford Township Government Center. However, there shall be flexibility allowed to reschedule any meeting to a different date if so needed. Motion Carried.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF OCTOBER 23, 2019

Motion by Tienvieri, supported by Fritz, to approve the minutes of October 23, 2019. Angerer abstained due to absence from meeting. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

A) REQUEST FOR SIGN WAIVER FOR REKT, INC (TIM OSWALD) ON PARCEL NUMBER 5802-029-028-00, LAMBERTVILLE HARDWARE, OTHERWISE KNOWN AS 8100 SECOR ROAD, LAMBERTVILLE, MI 48144

Kincaid reviewed the request stating the applicant is seeking to maintain the existing monument sign located at 8100 Secor Road (Lambertville Hardware) but is requesting to include a LED message board. Per Section 400.1922. 1) O, states no flashing, moving, oscillating or intermittent type of illuminated sign

or display shall be permitted in any zoning district. Therefore, the Planning Commission shall determine how often the message can change so not to create a safety issue by distracting passing traffic.

Kincaid noted should the request be considered; the following waiver is required: to allow an LED digital message board.

Kincaid stated the following shall be considered for inclusion in any motion to approve: that all required permits shall be obtained from Bedford Township, the applicant shall continue to maintain the entire perimeter landscaped area of the base, no less than two feet wide, growing, and in healthy condition.

Garry Harrell, 3443 Quail Hollow - Graphic Signs - applicant's representative - Mr. Harrell stated the request is to remove the mechanical message area and insert a digital message board, further stating the digital area is slightly smaller, due to the limited sizes available, and will require a filler panel.

Garverick asked if the sign will be dimmed during evening hours. Mr. Harrell stated the sign will be dimmed, and when asked, stated the message change will be as determined by the Planning Commission. Angerer said it has been past practice to limit the message change to no less than five second intervals.

Tienvieri questioned the font size, stating the message should be easily legible from the street. Mr. Harrell said the owner can adjust the font size to what will serve their needs.

MOTION BY STEFFEN, SUPPORTED BY JENKINS, TO GRANT THE REQUEST FOR A SIGN WAIVER FOR REKT, INC (TIM OSWALD) ON PARCEL NUMBER 5802-029-028-00, LAMBERTVILLE HARDWARE, OTHERWISE KNOWN AS 8100 SECOR ROAD, LAMBERTVILLE, MI 48144, TO REMOVE THE MECHANICAL SIGN AND ALLOW AN LED MESSAGE BOARD NOT TO CHANGE AT AN INTERVAL LESS THAN EVERY FIVE SECONDS, ALL REQUIRED PERMITS SHALL BE OBTAINED FROM BEDFORD TOWNSHIP, AND THE APPLICANT SHALL CONTINUE TO MAINTAIN THE ENTIRE PERIMETER LANDSCAPED AREA OF THE BASE, NO LESS THAN TWO FEET WIDE, GROWING, AND IN HEALTHY CONDITION.

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

Nay: None

Excused: None

Absent: None

Motion carried.

PUBLIC COMMENT -

Gary Harrell, 3443 Quail Hollow, commented on the Bedford Township Government Center sign not having a landscaped area around the base.

Gail Keane, 1056 W. Temperance, said she has a concern that she believes is not one that should be handled through the Ordinance Enforcement Department, as her conservation concern involves drainage, or water runoff, and the close proximity of the composting facility (Smith and Telegraph roads) to Indian Creek. Ms. Keane stated contact has been made with the Monroe County Drain Commissioner where she expressed concern with the runoff and how Lake Erie and the algae bloom can be affected. Ms. Keane said she filed Freedom of Information forms regarding site development, further commenting on the timeline of the site plan approval, the site opening and operating for business, the erection of building(s) on the site without a permit, and the sale of items on the site that were not produced on the site, which was a stipulation of the approval. Ms. Keane identified several items that are for sale on the site, saying she has witnessed wood being brought on site for sale, expressing Ash Borer concern, further identifying trucks, snowblades, gravel, etc. as sale items on site. Ms. Keane said there needs to be checks and balances, as the

subject site has a visual impact when entering Bedford Township. Ms. Keane said while she is not opposed to composting, the concern is with what is happening on the property and that tax dollars have paid for it to happen.

Tienvieri asked if the Planning Commission has any authority. Kincaid stated the use required special approval, and the site has to comply with the approved site plan. Kincaid said the Planning Department will work with the Ordinance Enforcement Department to review the approved site plan and the stipulations of the approval as recorded in the minutes when the special approval and site plan was approved. Kincaid further stated variances were also granted by the Board of Zoning Appeals, and will be reviewed. Contact will be made with the MCDC regarding drainage, and with the Building Department regarding permits. Jenkins asked if MDEQ (EGLE) has been involved. Kincaid stated there are wetlands on the site, but was uncertain if any site visits have been made.

INFORMATION - None

COMMISSION / STAFF COMMENT - Zdybek said his second term will expire on December 31, 2019, expressing appreciation to the commission and staff. Zdybek, acknowledging he cannot serve on the Planning Commission as a fulltime member, said if it is permitted, he would be willing to serve on the BZA as an alternate. Kincaid said she would look into the regulations.

ADJOURNMENT - **Motion by Steffen, supported by Zdybek to adjourn the meeting at 7:18 p.m. Motion carried.**

Respectfully submitted,

Karen M. Kincaid, Recording Secretary