

MINUTES
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
DECEMBER 19, 2018

PRESENT:

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

EXCUSED:

JOE GARVERICK

ABSENT:

NONE

ALSO PRESENT:

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

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 AGENDA

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

APPROVAL OF THE MINUTES OF NOVEMBER 28, 2018

Motion by Steffen, supported by Tienvieri, to approve the minutes of November 28, 2018. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

- A) REQUEST FOR FINAL SITE PLAN APPROVAL FOR VERUS DEVELOPMENT GROUP, VDG CAPITAL, ON PARCEL NUMBER 5802-032-056-00, OTHERWISE KNOWN AS, 7386 SECOR ROAD, LAMBERTVILLE, MI 48144**

Kincaid reviewed the analysis stating the subject site is a C-3 zoned corner parcel located on the southeast corner of Secor and Sterns intersection, consisting of approximately 1.356 acres. The site went through an environmental cleanup (MDEQ) in 2016-2017, and is the former site of Buddy's.

The property to the south (Burger King) is C-3, General Business zoned, as is the property to the east (Lambertville Veterinary Clinic). The property to the west (Tim Horton's) is C-3, General Business zoned, while the property to the north (Walgreens) is C-2, Shopping Center zoned.

The landscaping plan (sheet C-10) per Section 400.1907, provides a variety of street scape plantings to buffer the parking lot from the street, and meets the requirement of a minimum of one ornamental tree for every 50 lineal feet of frontage, plus one shrub for every ten lineal feet, or portion thereof, of frontage. It should be noted, this parcel is located within the DDA (Downtown Development Authority) and a 15-foot easement has been granted to the DDA for columns and fencing, light poles, and benches installation. The applicant will work with the DDA to ensure the planned landscaping for this area is in agreement. As well, three ornamental trees (2" caliper at planting) are proposed along the south side of the parcel where there are no specific landscaping requirements. The storm water management is within (beneath) the parking lot pavement, thus eliminating detention basin landscaping.

In reviewing the illumination plan, per Section 400.1908, light poles within a site that requires less than 100 parking spaces, shall not exceed 20 feet in height. Two light poles near the ingress/egress points on Sterns Road and Secor Road, and one on the curbing at the northwest corner of the structure, are 20 feet in height, while the building-mounted lighting located on all four sides of the structure are at 15 feet in height. All exterior lighting shall be fully shielded and directed downward to prevent off-site glare, including building-mounted lighting with more than 60-watt bulbs. As required by ordinance, the intensity of light within the site shall not exceed ten foot-candles at ground level and at the property line when adjacent to other commercial property. The submitted lighting plan complies with the foot candle requirements; however, it should be verified all wall lighting is directed so to prevent off-site glare.

Kincaid said it should be noted prior to addressing parking, loading/unloading and the dumpster location that on January 9, 2018 the applicant sought a front yard setback variance, parking space variance, and a variance to allow loading and unloading in a front yard as well as to allow a trash enclosure within a front yard. After a lengthy discussion, a variance was granted to allow a trash enclosure to be located within a front yard, to allow the loading and unloading to be located within the front yard, and to deny a reduced parking space requirement. Prior to the roll call on the reduced parking space motion, the applicant stated he understood the BZA's concern regarding the reduced parking space request and asked if the parking space variance request could be tabled to allow them time to further review possible options on the parking requirements and site layout. The motion to deny the reduced parking space variance was withdrawn and the request was tabled until February 5, 2018.

On February 5, 2018 the applicant brought back a request that included a variance for reduced parking spaces; however, amended the proposed plan to reduce the building size from 8,548 square feet to 8,068 square feet to provide additional parking spaces. Upon contact with the DDA, it was discovered a 15-foot easement was granted to the DDA to allow for the columns, fencing, benches, street lighting, and sidewalks. Due to the short notice, the applicant was unaware of the DDA 15-foot easement that was granted by the previous owner, thus resulting in a continued requirement for a parking space variance. On February 5, 2018, the BZA granted a parking space variance conditioned upon working with the Mannik & Smith Group and the Downtown Development Authority on issues that may be of concern.

Kincaid advised, to accommodate the easement and to take into consideration comments made by the Board of Zoning Appeals, public speakers, and the DDA representatives during the two BZA meetings, the applicant once more redesigned the site, reducing the building from 8,068 (originally submitted and reduced from 8,548) to 7,667 square feet, increased the south and east property line setback to provide a one-way traffic flow lane to the south and east of the building, and relocated the trash enclosure to the rear of structure. As well, the order board in the drive through was relocated to the east to provide additional stacking for the vehicles that had not yet placed an order. The amended site plan further reduced the number of parking spaces requiring a variance from 21 to 14.

Kincaid said per Section 400.1904 which regulates parking space requirements. As stated above, the amended site plan requires a minimum of 61 spaces, where 47 are provided; however, a variance was granted on February 5, 2018 to allow for the reduced number of parking spaces by 21. Kincaid reiterated, it should be noted the applicant has reduced the number of spaces requiring a variance from 21 to 14 through a redesigned plan that reduced the structure square footage. To meet the ADA parking requirements, two barrier free parking spaces are provided.

Kincaid stated the dumpster, which was originally proposed along Secor Road to the west of the structure, and where a variance was granted to allow the placement in front of the structure, has been voluntarily relocated to the southeast corner of the site. The proposed dumpster screening of split face block with hinged screened access doors meets the requirements of Section 400.1907.

Kincaid noted no defined loading/unloading area has been identified on the site, which complies with the variance granted on January 9, 2018, to allow loading/unloading to take place in a front yard. Since that time, the developer has amended the site plan to provide a 10 to 12 foot wide one-way traffic flow lane along the south and east property lines which may be able to serve as a loading/unloading area. Clarification should be sought during the Final Site Plan Approval process, keeping in mind a variance has been granted to allow loading/unloading in the front yard.

Kincaid referred to the building material stating the materials consist of North (front): Brick, Burnish Block, Brick Soldier Course, Open Steel Canopy, Canvas Canopy, EIFS / West: Brick, Split Face Block, Burnish Block, Canvas Canopy, EIFS / South (rear): Split Face Block, Brick, Brick Soldier Course / East: Split Face Block, Brick, Brick Soldier Course, EIFS.

Kincaid said per Section 400.1922: in C-3 zoning districts, each parcel with a multi-unit structure shall be permitted one freestanding accessory sign not exceeding 50 square feet in area plus up to 50 square feet of additional area for the decorative structure of the monument sign, and shall not exceed seven (7) feet in height. The freestanding sign shall identify the name of the plaza, if there is such a name, and the address, or range of addresses of the plaza. Not more than 75 percent of the sign (not including the decorative structure) may be used to identify the names of the individual occupants of the units contained in the multiple unit building.

Kincaid added in addition to one freestanding accessory sign, each unit may have an accessory wall sign identifying the name of the business. The sign shall be restricted to 2 ½ feet in height and either 50 square feet in area, or 80 percent of the width of the unit, whichever is less. On a corner unit having road frontage for each unit which contains at least two sides of a building, and where both such sides of the building have frontage on and face a road or street right-of-way, there

may be two wall signs identifying the names of the occupant of the unit, and each sign may be 50 square feet in area and not exceed 2 ½ feet in height. As well, no sign shall be located higher than the lowest point of the roof attached to the wall of the building.

Kincaid advised the Planning Commission shall have the right to waive the requirements of Section 400.1922, Sign Ordinance, where exceptional conditions or circumstances exist and where it would not impair the intent and purpose of the ordinance and without substantial detriment to the public health, safety and welfare. The right to waive the requirements of Section 400.1922 shall include the right to allow larger wall signs or identification signs for units in multiple unit sites or building where the building or unit is of such a large size that the sign needs to be larger to fit the scale of the building or unit.

Kincaid stated while there is no freestanding sign design being proposed for consideration at this time, it should be noted the sign location identified on the site plan meets the setback requirements and does not encroach on the corner clearance area. As well, specific wall sign details have not been submitted to the Planning Department for consideration at this time; however, the developer is seeking to permit a wall sign on the east end of the building to serve the most easterly unit. The Planning Department is asking that discussion and possible consideration be given to that request at this time. The Planning Department contacted Stonefield Engineering to seek additional detailed information on the proposed signage and was informed they will have to make contact with the architect to attain additional information if available. Dimensional information was not available at the meeting for Planning Commission consideration.

Kincaid stated approvals have been received from:

Mannik and Smith Group dated 11/21/18 with comments/conditions
Monroe County Road Commission dated 12/6/18 with comments/conditions
Monroe County Drain Commission dated 11/8/18 with comments/conditions
Bedford Township Fire Department dated 8/21/18 with comments

Kincaid advised should Final Site Plan Approval be granted, the Planning Commission may want to include the Final Site Plan Approval shall be contingent upon addressing all comments/conditions of the MSG, MCDC, MCRC and BTFD review letters.

Tim Ponton-Stonefield Engineering-Representative—Mr. Ponton stated there was an environmental clean-up on the site and this proposed new design would improve the site. Mr. Ponton stated he would answer any questions from the Planning Commission.

Angerer inquired on the building lighting. Mr. Ponton explained all lighting will be directed downward. Steffen inquired on the proposed signage. Mr. Ponton explained there is a monument sign proposed for the entire unit and once a rendering is created, the property owner will move forward to meet the ordinance requirements. Kincaid explained the most westerly unit would be permitted two wall signs as the location is on a corner and has frontage on two roads, continuing to explain the proposed “Arby’s” request for a second wall sign on the easterly side of the proposed building would require a waiver, as the easterly side of the building does not have frontage on two roads. Tienvieri inquired on ordinance requirements permitting a pole sign. Kincaid advised the ordinance requires a monument design and at this time no sign rendering has been submitted.

Angerer inquired on the loading and unloading area. Mr. Ponton stated loading and unloading is to the rear of the building and there is a possibility of afterhours delivery in the front. Kincaid noted the applicant was granted a variance to allow loading/unloading in the front yard, but has since provided an area to the rear.

Planning Commission members had a lengthy discussion on the signage permitted, the signage proposed on the building, directional signage and wall signage. After further discussion a decision was made by Jenkins to require a sign plan showing renderings and location be submitted to the Planning Department to review and approve and should any submittal not meet the requirements of the ordinance, the applicant would be required to seek a sign waiver from the Planning Commission. The Planning Commission members agreed.

Angerer 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. Ponton opted to move forward as scheduled.

MOTION BY JENKINS, SUPPORTED BY STEFFEN, TO APPROVE THE REQUEST FOR FINAL SITE PLAN APPROVAL FOR VERUS DEVELOPMENT GROUP, VDG CAPITAL, ON PARCEL NUMBER 5802-032-056-00, OTHERWISE KNOWN AS, 7386 SECOR ROAD, LAMBERTVILLE, MI 48144 CONTINGENT UPON ADDRESSING ALL THE COMMENTS AND CONDITIONS IN THE MSG, MCDC, MCRC AND BTFD REVIEW LETTERS. THE APPROVAL SHALL ALSO BE SUBJECT TO A SIGN PLAN BEING SUBMITTED, REVIEWED AND APPROVED FOR THE BUILDING AND DIRECTIONAL SIGNAGE.

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

B) REQUEST FOR FINAL SITE PLAN APPROVAL FOR SOUTHERN MICHIGAN SPORTSMAN'S CLUB, ON PARCEL NUMBER 5802-016-039-00, OTHERWISE KNOWN AS 2344 W. TEMPERANCE ROAD, TEMPERANCE, MI 48182

Kincaid reviewed the analysis stating the subject site consists of approximately 7.150 +/- acres and is the existing site of the Southern Michigan Sportman's Club. In 2017 the structure on the site was destroyed by fire and a demo permit (PB170275) was issued on 6/1/2017 to remove the structure remainder and clean up the site. While the structure has been removed, the club has continued to operate the outdoor shooting range. The submitted site plan indicates the existing footprint of the building is being utilized to construct the 4,160 square foot new building. As the site has been in existence, there is no additional proposed landscaping, lighting or signage.

Kincaid said the properties to the south are R-1 Single Family Residential and PUD (Planned Unit Development/underlying zoning R-1), and is the location of Newcomb Trace. The surrounding west, north and east properties are AG, Agricultural zoned.

Kincaid stated per Section 400.1904, “parking” for private clubs or lodge halls requires one space for every 75 feet of usable floor space. The plan indicates there is 1660 square feet of usable floor space which will require 22 spaces. The site plan states a total of 40 spaces are being provided within the gravel area. The applicants were granted a variance from the Board of Zoning Appeals on April 10, 2018 to allow existing gravel surface to serve as hard surface for parking as it was in existence before the fire. The site plan indicates a proposed asphalt accessible area with a concrete sidewalk and accessible path with two barrier free parking spaces will be installed.

Kincaid noted approvals have been received from Bedford Township Fire Department, the Monroe County Drain Commission, and the Monroe County Environmental Health Department, as there is a requirement of new septic system.

Kincaid advised, should Final Site Plan Approval be granted, Final Site Plan Approval shall be contingent upon addressing any and all comments/conditions of the MCDC, Monroe County Environmental Health Department and the BTFD review letters. Also, there shall be no building permit issued until all items are addressed and construction drawings have been submitted to the Building Department and approved by the Building Official.

Richard Bohmer- 10899 Cemetery Road-President of the Sportman’s Club-Mr. Bohmer stated his appreciation to the Township in helping them move forward with the project. Steffen inquired on the same type of structure and use of the building. Mr. Bohmer stated the use would be the same, and added at some point they would like to have an indoor shooting range.

Angerer 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. Bohmer opted to move forward as scheduled.

MOTION BY STEFFEN, SUPPORTED BY JENKINS, TO APPROVE THE REQUEST FOR FINAL SITE PLAN APPROVAL FOR SOUTHERN MICHIGAN SPORTMAN’S CLUB, ON PARCEL NUMBER 5802-016-039-00, OTHERWISE KNOWN AS 2344 W. TEMPERANCE ROAD, TEMPERANCE, MI 48182 CONDITIONED UPON ADDRESSING ANY AND ALL COMMENTS/CONDITIONS OF THE MCDC, MONROE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE BTFD REVIEW LETTERS. ALSO, THERE SHALL BE NO BUILDING PERMIT ISSUED UNTIL ALL ITEMS ARE ADDRESSED AND CONSTRUCTION DRAWINGS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY THE BUILDING OFFICIAL.

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

PUBLIC COMMENT – None.

INFORMATION –Kincaid thanked the Commission for rescheduling the December’s meetings to accommodate the requests. Kincaid wished everyone a Merry Christmas.

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COMMISSION / STAFF COMMENT – None.

ADJOURNMENT –

The meeting was duly adjourned at 7:54 p.m.

Respectfully submitted,
Jodie L. Rector, Recording Secretary