

MINUTES  
BEDFORD TOWNSHIP PLANNING COMMISSION  
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN  
JANUARY 9, 2019

PRESENT:

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

EXCUSED:

NONE

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 DECEMBER 19, 2018***

Motion by Steffen, supported by Tienvieri, to approve the minutes of December 19, 2018. Motion carried. Garverick abstained.

***PUBLIC COMMENT (LIMIT 3 MINUTES)***

None

***NEW BUSINESS***

- A) REQUEST FOR FINAL SITE PLAN APPROVAL FOR TOOLING TECH GROUP, ON PARCEL NUMBER 5802-142-002-00, OTHERWISE KNOWN AS, 7297 EXPRESS DRIVE, TEMPERANCE, MI 48182**

Kincaid reviewed the analysis stating the subject site, consisting of approximately 2.888 acres, is an I-1 zoned parcel located on the northwest corner of Express Drive and Industrial Drive within the Bedford Industrial Park. The existing building consists of approximately 43,600 square feet with a proposed 13,693 square foot addition.

Kincaid stated on September 18, 2018, the Township Board granted a setback variance as required by the Deed Restrictions within the platted Bedford Park Center Phase I Subdivision (Bedford Industrial Park), as all research could not verify there is any evidence an “Association” was ever established, or that rights were ever assigned to the Bedford Township Economic Development Corporation. The lack of evidence resulted in a determined The Township of Bedford remains as the Grantor. The Deed Restrictions require a greater front yard setback than what is required by the Zoning Ordinance. As the applicant was not proposing a lesser front yard setback than what is required by the Zoning Ordinance, the Township Board granted the variance to allow the addition to be placed in the front yard.

Kincaid advised Section 400.1904 regulates parking space requirements, and a number of parking spaces will be removed as a result of the proposed addition, with 8 additional spaces being provided along the south side of the building. Kincaid said the ordinance requires 5 parking spaces plus one for every one employee in the largest working shift, saying it has been confirmed there is one shift consisting of 40 employees. While the Site Plan identifies 28 spaces to the west of the building and 8 spaces to the south (36) where a 45-parking space minimum is required, it has not been taken into consideration that an easement has been granted by Fischer Tool & Die to allow additional parking for the subject site to the west of the building. Therefore, provided parking spaces exceed the required number by ordinance.

Kincaid noted while no additional landscaping is proposed, it should be noted that in the event the existing landscaping is removed or damaged during construction, plantings shall be replaced and/or reestablished.

Kincaid said approvals have been received from:

Mannik and Smith Group dated 12/14/2018 with comments/conditions

Monroe County Road Commission dated 12/11/2018 with comments/conditions

Monroe County Drain Commission dated 12/11/2018 with comments/conditions

Bedford Township Fire Department dated 11/13/2018 with comments, including the right to review the construction plans for approval

Kincaid concluded, saying 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

**Tanner Calvelage-Representative for the applicant**—Mr. Calvelage was available via cell phone. Due to the weather, the Planning Department, with support from Angerer (Chair), Jenkins (Vice-Chair) and Tienvieri (Township Board Representative), decided to not require the applicant to be in attendance due to the 3-hour round trip drive.

Angerer spoke on all items being addressed including the approval from the Township Board on the setback variance request. Kincaid added there is an easement for additional parking on the adjacent parcel. There were no further comments.

**MOTION BY JENKINS, SUPPORTED BY TIENVIERI, TO APPROVE THE FINAL SITE PLAN APPROVAL FOR TOOLING TECH GROUP, ON PARCEL NUMBER 5802-142-002-00, OTHERWISE KNOWN AS, 7297 EXPRESS DRIVE, TEMPERANCE, MI 48182 CONDITIONED UPON ADDRESSING ALL COMMENTS AND CONDITIONS IN THE MANNIK AND SMITH GROUP LETTER DATED 12/14/2018, MONROE COUNTY ROAD COMMISSION LETTER DATED 12/11/2018, MONROE COUNTY DRAIN COMMISSION LETTER DATED 12/11/2018, AND THE BEDFORD TOWNSHIP FIRE DEPARTMENT LETTER DATED 11/13/2018, WHICH INCLUDED THE RIGHT TO REVIEW THE CONSTRUCTION PLANS FOR APPROVAL.**

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

**Excused: None**

**Absent: None**

**Motion carried.**

***PUBLIC COMMENT*** – None.

***INFORMATION*** –Kincaid advised there may be items ready for the next meeting on January 23, 2019.

***COMMISSION / STAFF COMMENT*** – None.

***ADJOURNMENT*** –

The meeting was duly adjourned at 7:10 p.m.

*Respectfully submitted,*

*Jodie L. Rector, Recording Secretary*