

MINUTES- REGULAR MEETING (virtual)
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
JULY 8, 2020

PRESENT:

JOE GARVERICK, SECRETARY
NANCY TIENVIERI, TOWNSHIP BOARD LIAISON
MATTHEW ANGERER, CHAIR
BRAD HELM
RON FRITZ, VICE-CHAIR (via phone)
PATRICK MAHONEY
DENNIS JENKINS

EXCUSED:

NONE

ALSO PRESENT:

MARTY KAMPRATH, LENNARD, GRAHAM & GOLDSMITH, LEGAL COUNSEL
KAREN M. 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. Garverick called the roll. Quorum present.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Motion by Tienvieri, supported by Mahoney, to approve the minutes of June 10, 2020. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

Gail Keane-1056 W. Temperance, Mi-Ms. Keane advised no agenda was on the website so she was unaware what items were on the for discussion. Ms. Keane spoke on the matter regarding Mulch King and no meeting ever set up to discuss the deficiencies on the site. Ms. Keane spoke on the removal of the tree line and the lack of compliance. Ms. Keane felt consequences should be enforced as the site does not comply with the approved site plan. Ms. Keane advised she has no objection to a compost facility within the community, however the site should comply with the approval. Ms. Keane voiced concern on the public hearing for a rezoning request and the ability to maintain open space.

Rector advised all public hearing notices within 300' of each of the subject parcels were mailed and the agenda was posted at the Township Hall. Kincaid apologized for the agenda not being on the website and read the items on the agenda aloud.

NEW BUSINESS

- A) *REQUEST FOR FINAL SITE PLAN APPROVAL FOR ORT TOOL & DIE (Milano Associates, LLC) FOR A 10,000 SQUARE FOOT WELDING BUILDING ADDITION ON PARCEL NUMBER 5802-101-010-00, OTHERWISE KNOWN AS 6555 SOUTH DIXIE HIGHWAY, ERIE, MI 48133***

Kincaid reviewed the analysis stating the owner is proposing a 10,000 square foot building addition to be attached to the north side of the existing 10,000 square foot welding shop building on a 23.5-acre parcel within Bedford Township and a portion of the property located in Erie Township. The provided 119 parking spaces meets the requirements of the ordinance. Kincaid noted a 14' stone drive is being proposed along the west side of the exiting

welding shop and to the north of the proposed addition. The Bedford Township Fire Department addressed the stone drive in their letter, stating they respectfully request the new stone drive, to be increased to 20 feet in width, as it would safely accommodate an emergency vehicle if needed. At this time no additional lighting or loading/unloading area is being proposed.

Kincaid noted the Fire Department reviewed and approved the site plan with comments on June 17, 2020, the MCDC reviewed and approved the site plan with comments on June 18, 2020, the MSG reviewed and approved the site plan with comments on June 30, 2020 and as there is no additional curb cuts there is no review requirement from the MCRC.

Kincaid stated should site plan approval be granted, a motion should include that the approval shall be contingent upon addressing all conditions of the Bedford Township Fire Department to include the increase to 20 feet in width on the proposed stone drive, MSG and the MCDC letters of approval.

Kevin Romanko-5543 Swan Creek Road, Pemberville, OH-Representative for the applicant-Mr. Romanko was available to answer any further questions.

Tienvieri inquired on increasing the drive access to 20' as referred to in the Fire Department review letter. Mr. Romanko advised they are aware of the request by the Fire Department. Tienvieri asked on obtaining the drain permit. Mr. Romanko stated yes, and with a six months payment. Angerer supports the plan and is glad to see the business doing well. There were no further comments.

MOTION BY JENKINS, SUPPORTED BY TIENVIERI, TO APPROVE THE REQUEST FOR FINAL SITE PLAN APPROVAL FOR ORT TOOL & DIE (Milano Associates, LLC) FOR A 10,000 SQUARE FOOT WELDING BUILDING ADDITION ON PARCEL NUMBER 5802-101-010-00, OTHERWISE KNOWN AS 6555 SOUTH DIXIE HIGHWAY, ERIE, MI 48133 CONTINGENT UPON ADDRESSING ALL CONDITIONS OF THE BEDFORD TOWNSHIP FIRE DEPARTMENT TO INCLUDE THE INCREASE TO 20 FEET IN WIDTH ON THE PROPOSED STONE DRIVE, MSG AND THE MCDC LETTERS OF APPROVAL.

***Roll call as follows: Voting Aye: Jenkins, Tienvieri, Helm, Fritz, Mahoney, Garverick and Angerer
Voting Nay: None
Excused: None
Motion carried.***

B) OPEN THE PUBLIC HEARING REGARDING THE REQUEST FROM KIMLIN DEVELOPMENT, TO REZONE FROM R-2A, SINGLE FAMILY RESIDENTIAL TO RM-2, MULTI-FAMILY RESIDENTIAL ON PARCEL NUMBERS 5802-105-023-00, OTHERWISE KNOWN AS 6508 SECOR ROAD, 5802-105-025-00, OTHERWISE KNOWN AS 6500 SECOR ROAD AND A VACANT PARCEL 5802-105-026-00, LOCATED ON THE EAST SIDE OF SECOR ROAD, SOUTH OF SMITH ROAD.

Chair opened the public hearing at 7:23 p.m.

Kincaid reviewed the analysis stating this request is for three existing parcel consists of Parcel # 5802-105-023-00 with +/- 1 acre having 50.30 feet of frontage on Secor Road, with an existing home located at 6508 Secor Road, Parcel # 5802-105-025-00 with +/- 2.5 acres, having feet of frontage on Secor Road, with an existing home located at 6500 Secor Road, Parcel # 5802-105-026-00 with +/- 7.5 acres, a vacant parcel having 250.00 feet of frontage on Secor Road.

Kincaid stated the site is served by municipal water and sanitary sewer, and the surrounding zonings are North- R-2A, Single Family Residential, PBO, Professional Business Office & C-1, Local Commercial, South-R-2A, Single Family Residential (Maple Grove Golf Course), East- R-2A, Single Family Residential & PUD, Planned Unit

Development (Country Club Estates), West- R-2A, Single Family Residential, RT, Two-Family Residential & PBO Professional Business Office.

Kincaid advised on July 7, 2020 the Township Board gave direction to move forward with the rezoning request.

Kincaid said the request is for three separate parcels to be rezoned from R-2A, Single Family Residential to RM-2, Multi-Family Residential. The applicant has advised the intent is to combine the three parcels and move forward to develop multiple family luxury apartments. Kincaid continued to say the Master Plan adopted on October 28, 2015 designates this area as Suburban Residential with Recreation & Open Space, which provides for residential use while taking into account any open space and environmentally sensitive land and is permitted in all districts.

Kincaid advised the Planning Department requested a review of the rezoning request be conducted by Lucie Fortin of The Mannik & Smith Group and Planner for Bedford Township. Ms. Fortin prepared an overall review of the subject area and concluded the proposed zoning and use is consistent with the goals, policies and future land use map of the Township's Master Plan. In conclusion, it was suggested the Planning Commission make a recommendation to the Township Board to approve the rezoning request for the following key reasons:

- It is consistent with the Township's Master Plan goals and policies;
- It follows the Master Plan future land use;
- It provides for suitable transitional uses between the local business land uses located at the intersection of Smith and Secor and the nearby single-family residential uses;
- It is supported by nearby utility infrastructure; and
- Adequate room is afforded by the parcels to not only preserve the site's natural features, but also to alleviate some of the possible negative impacts of the potential higher density residential uses with any lower intensity uses through screening and landscaping.

Kincaid noted should a recommendation to approve the rezoning request be determined, the two parcels with existing homes would still be permitted as per Section 400.601.1, RM-1 and RM-2 Multiple-Family Residential Districts it states all uses permitted and as regulated in the RT, Two-family Residential District which then states in Section 400.500.1, RT, Two-family Residential District. it is stated all uses permitted and as regulated in the One-Family Residential Districts which would allow for the existing homes to remain until the project moves forward though site plan approval.

Terry Ford- 6507 Secor Road-Mr. Ford voiced opposition to the rezoning request. Mr. Ford was concerned with a development and increase in traffic, values of the existing homes, headlight pollution and the amount of stress it will cause with the increase of traffic for the existing residents. Mr. Ford reiterated his objection to the request.

Kincaid advised the Planning Department had received a letter of objection from Ms. Putman-3101 Smith Road. Kincaid read the letter aloud. Ms. Putman voiced objection to the rezoning request.

Kincaid noted that in Ms. Fortin's review analysis, traffic was addressed and Ms. Fortin advised of discussions on widening Secor Road.

Scott Bollin--Representative – Mr. Bollin stated he had met with County Club Villas association and thought many of these comments were already addressed. Mr. Bollin advised his intent is for luxury apartments and as he lives in this community and is the developer of Summerlyn, he is only trying to enhance the area. Mr. Bollin spoke on a previous traffic study he had completed for the corner of Smith Road and Secor Road when developing Summerlyn and there was not much of an impact.

Gail Keane- 1056 W. Temperance Road-Ms. Keane spoke on the number of homes in recent years developed in the community. Ms. Keane supports the ranch style home, however “nice” is only a perception. Ms. Keane voiced opinion on the bearer of responsibility on the impact to the surrounding area should be at the cost to the developer. Ms. Keane did not feel the request met the intent of the Master Plan as where is the support of preserving open space and wetland areas when building more homes or apartments. Ms. Keane voiced strong opposition to the request.

Angerer inquired on the process for determining wetlands. Kincaid advised those items would be reviewed during site plan approval process.

Chair closed the public hearing at 7:44 p.m.

Mahoney asked the representative if any thought was given to other areas of the Township. Mr. Bollin advised this area was appealing and felt it was a good location for luxury apartments. Mahoney inquired if there was any intent to purchase the other home adjacent to the subject properties. Mr. Bollin advised no as the subject parcels provided what was needed. Mr. Bollin spoke on the natural features and installing of a pond with a fountain. Angerer supported preserving open space and a pond with a feature. Tienvieri advised she personally does not agree with the proposed location as being fantastic location, however agreed that the developer creates beautiful developments. Tienvieri stated there is no reason to deny the request as it meets the intent of the Master Plan and is compatible with the surrounding zoning districts.

Tienvieri inquired if the MCRC was requiring a deceleration lane. Mr. Bollin advised there have been no discussions on the that as this is just for a rezoning and those items will be addressed through site plan. Tienvieri referred to the comments on widening Secor Road for traffic concern and at this time there are no plans to move forward. Mr. Bollin agreed, as this could be at minimum a two-year project, so who knows in two-years where the discussions will be. Mr. Bollin advised he is quite sure the road commission will require some type of deceleration lane. Garverick agreed with Tienvieri. Fritz inquired on the number of units. Mr. Bollin advised 64 total units.

Angerer agreed with the high amounts of traffic on Secor Road, but did not feel that 64 units would be a huge impact on the area. Angerer voiced opinion that traffic is just the increase of population of the entire township. Tienvieri agreed.

Jenkins noted Country Club Villas had drainage issues when moving through the site plan approval process. Jenkins inquired if there had been any discussion with the MCDC and MCRC regarding the intent of the plan. Mr. Bollin advised he has been working with the MCDC and County Club Villas association, as the drain commission would like the project to drain into the Allen Plat ditch, and the only way to do so was to obtain an easement from Country Club Villas, which has been completed. Mr. Bollin stated as far as discussion with the MCRC, the plan is not yet at that point.

Planning Commission Members spoke on review of the Master Plan where it was stated thinking of the future of the Township and rezoning requests should not be supported by just the intent of the Master Plan but what is supportive for the community.

MOTION BY ANGERER, SUPPORTED BY FRITZ, TO RECOMMEND TO APPROVE THE REQUEST FROM KIMLIN DEVELOPMENT, TO REZONE FROM R-2A, SINGLE FAMILY RESIDENTIAL TO RM-2, MULTI-FAMILY RESIDENTIAL ON PARCEL NUMBERS 5802-105-023-00, OTHERWISE KNOWN AS 6508 SECOR ROAD, 5802-105-025-00, OTHERWISE KNOWN AS 6500 SECOR ROAD AND A VACANT PARCEL 5802-105-026-00, LOCATED ON THE EAST SIDE OF SECOR ROAD, SOUTH OF SMITH ROAD AS IT IS CONSISTENT WITH THE TOWNSHIP'S MASTER PLAN GOALS AND POLICIES; IT FOLLOWS THE MASTER PLAN FUTURE LAND USE; IT PROVIDES FOR SUITABLE TRANSITIONAL USES BETWEEN THE LOCAL BUSINESS LAND USES LOCATED AT THE INTERSECTION OF SMITH AND

SECOR AND THE NEARBY SINGLE-FAMILY RESIDENTIAL USES; IT IS SUPPORTED BY NEARBY UTILITY INFRASTRUCTURE; AND ADEQUATE ROOM IS AFFORDED BY THE PARCELS TO NOT ONLY PRESERVE THE SITE'S NATURAL FEATURES, BUT ALSO TO ALLEVIATE SOME OF THE POSSIBLE NEGATIVE IMPACTS OF THE POTENTIAL HIGHER DENSITY RESIDENTIAL USES WITH ANY LOWER INTENSITY USES THROUGH SCREENING AND LANDSCAPING.

***Roll call as follows: Voting Aye: Angerer, Fritz, Garverick, Tienvieri and Helm
Voting Nay: Jenkins and Mahoney
Excused: None
Motion carried.***

Kincaid advised this item is tentatively scheduled for the July 21st Township Board meeting for a decision.

PUBLIC COMMENT – Gail Keane-1056 W. Temperance Road-Ms. Keane commended Ort Tool & Die on expanding and being a supportive business in the community. Ms. Keane advised the Commission Ort Tool & Die is a sponsor of Lavoy Road with the Adopt a Road project.

INFORMATION – Kincaid noted at this time there are no specific items ready for the next agenda, however there may be items ready for review and discussion. Kincaid also spoke on this year being the review of the Master Plan, and with the extent of budget cuts, the funds are not available to conduct a full review.

Tienvieri spoke on the CIP and the draft she emailed to the Commission Members. Tienvieri requested any comments or request for change to please be sent to her via email to keep this process moving forward. Tienvieri noted on the next scheduled meeting she would appreciate this item be scheduled for discussion.

Garverick inquired on the Master Plan review process and how the areas are determined. Jenkins advised there are just general areas of what is existing and what could be developed. Jenkins continued to advised the Commission that the Master Plan is a guide for recommendations of a specific area.

ADJOURNMENT –

The meeting was duly adjourned at 8:10 p.m.

*Respectfully submitted,
Jodie L. Rector, Recording Secretary*