

MINUTES- REGULAR MEETING (virtual)
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
DECEMBER 16, 2020

PRESENT:

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

EXCUSED:

NONE

ALSO PRESENT:

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

APPROVAL OF THE MINUTES

Motion by Mahoney, supported by Jenkins, to approve the minutes of November 18, 2020. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

A) FIVE YEAR REVIEW OF THE 2015 MASTER PLAN AND MAP

Kincaid reviewed the memo stating it had been stated at previous Planning Commission meetings, the Master Plan that was adopted in October 2015 is now at its 5-year review period. In accordance with section 45(2) of the Michigan Planning Enabling Act (Act 33 of 2008), the Planning Commission is required to review the Township's Master Plan every five years to determine whether to maintain the plan as it exists, proceed forward to amend the plan, or adopt a new one. Kincaid continued saying the Planning Commission shall review the plan's goals, objectives, strategies, and the future land use map to determine if they are still relevant. It must then be determined if the plan shall be subject to further action. Kincaid noted based on the answers to the above questions, the Planning Commission can make one of the following decisions:

1. No changes have occurred or the plan is fine and therefore the plan may stand as adopted.
2. Some amendments are desired because of new information and changes; therefore, the plan should be amended.

3. There are substantial changes in the community and therefore the plan should be updated.

Kincaid noted on November 17, 2020, the Township Board approved the new AG-2, Agricultural zoning district that is identified as Secondary Agricultural/Rural Residential within the Master plan and on the Future Land Use Map. Kincaid stated this was a movement to bring the Township into compliance with the vision of the October 28, 2015 Master Plan, while providing a buffer area between the high-density residential districts to the south and the more rural agricultural land and use to the north.

Jenkins spoke on the Master Plan and the Census information stating the Census update would not be available until March 31, 2021. Jenkins requested to make no changes to the plan at this point and continue to work to update the plan for the next review. Jenkins advised funds will need to be dispersed to move forward with the next review and submittals for an engineering firm, either with MSG or another firm, to continue to move forward. Mahoney inquired on including the information from the CIP. Jenkins stated the CIP should be reviewed each year and updated and the plans should be adopted separately. Commission Members agreed. Steiner spoke on allocating money to begin review of the Master Plan. Kincaid advised starting around \$30,000.00. Steiner noted the Master Plan should be included in the 2021-2022 budget and there should only be, if any, minor changes needed. Steiner advised the Planning Commission should try and remain on the conservative side as the Township is unsure of the State revenue shares next year. Fritz inquired if the newly adopted AG-2 zoning district had been included on the existing Master Plan. Kincaid advised it is already an identified district on the Master Plan. Steiner noted the Planning Commission should continue to review the Master Plan even before the required five years to ensure compliance for the Township. Commission Members agreed.

There was no further discussion.

MOTION BY FRITZ, SUPPORTED BY JENKINS, TO APPROVE THE FIVE-YEAR REVIEW OF THE ADOPTED 2015 MASTER PLAN AND MAP AS NO CHANGES HAVE OCCURRED AND/OR THE PLAN IS FINE AND THEREFORE THE PLAN MAY STAND AS ADOPTED.

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

PUBLIC COMMENT – None

COMMISSION/STAFF COMMENT –

Kincaid welcomed Steiner to the Planning Commission and advised the Commission Members Fritz had been reappointed, however no one at this time has been appointed to replace Jenkins. Kincaid thanked Jenkins for all his work and service to the community. Kincaid stated she enjoyed working with Jenkins. Rector wished everyone a Merry Christmas and a safe and Happy New Year. Rector welcomed Steiner to the Planning Commission and thanked Jenkins for all his help and dedication to the community.

Garverick inquired if and when the meetings would again be held at Township Hall. Steiner spoke on waiting for an update from the Governor, saying there was information that virtual meetings may be able to be held until March of 2021, further saying hopefully there will be more clear information next week.

Garverick also thanked Jenkins for all his support and work to the community. Garverick stated Commission Members will have to step up their work to cover and continue all the amazing work Jenkins has given to the Township.

Steiner thanked Jenkins for serving the Community for so many years. Steiner commended Jenkins and Kincaid on the service time to the community and thanked both of them for all their hard work. Steiner provided an update on items on the Township Board agenda the night before.

Fritz inquired on the flags flying half-staff. Jenkins believed he read due to covid-19.

Angerer, Helm and Mahoney also thanked Jenkins for his time and service to the community. Mahoney congratulated Helm on his award recognition.

INFORMATION –

Kincaid advised there will be a meeting on January 13, 2021 as a Public Hearing is scheduled.

ADJOURNMENT –

The meeting was duly adjourned at 7:28 p.m.

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