

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
APRIL 8, 2009

PRESENT:

ROLLIE ABEL, CHAIR
GEORGE WELLING
TOM PEITZ
JIM GOEBEL
DEBBIE SCHNEIDER
MIKE BASSINGER
MARYANNE BOURQUE

EXCUSED:

ALSO PRESENT:

DENNIS JENKINS, PLANNING AND ZONING COORDINATOR

Abel called the Bedford Township Planning Commission meeting to order at 7:00 p.m. The Pledge of Allegiance was said. Schneider called the roll. Quorum present.

APPROVAL OF THE AGENDA

Motion by Bourque, supported by Schneider, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES

Motion by Schneider, supported by Welling, to approve the minutes of February 25, 2009. Motion carried. Abel, abstained due to meeting absence. Motion by Schneider supported by Welling to approve the minutes of March 11, 2009. Motion carried. Bourque and Bassinger abstained due to meeting absence.

PUBLIC COMMENT (LIMIT 3 MINUTES)

There were no public comments.

NEW BUSINESS

REQUEST FOR FINAL SITE PLAN APPROVAL FOR TACO BELL, UNIT 3 OF THE LAMBERTVILLE COMMERCIAL SITE THAT INCLUDES PARCEL NUMBERS 5802-615-025-00, 5802-615-026-00, 5802-615-027-00, 5802-615-028-00, 5802-615-029-00, LOCATED ON THE NORTHEAST CORNER OF SECOR AND STERNS ROADS IMMEDIATELY EAST OF BANK OF AMERICA

Jenkins reviewed the site plan stating that the only change is in the size of the building and that it is slightly smaller at 1,937 square feet. Jenkins reviewed the retaining wall and six-foot high solid vinyl fence to be placed along the top of the wall. Jenkins also reviewed the landscape screening between the single family home to the east and the Taco Bell. Lighting was discussed and it was pointed out that two of the lights along the rear and east exceed the foot-candle limit

and will need to be adjusted upon installation. Jenkins indicated that the Monroe County Drain Commission has reviewed and approved the site plan, however, Doug Thompson would like to see more detail of the drainage configuration from the rear of the lot to the south outlet since this system will also continue existing off-site drainage from north to south.

John Hennessey of Hennessey Engineering, 13599 Reeck Rd., Southfield, MI 48195, was present to answer any questions. Mr. Hennessey reviewed the entire development plan. Goebel asked if the neighbor to the east was agreeable to the drainage scenario. Peitz asked for clarification on the retaining wall and where the different elevations were located. Mr. Hennessey explained that the lowest part of the wall was at the northeast part of the property. The water flows from north to south and will outlet at a catch basin near Sterns Road. Peitz also reminded the applicant that the legal description is still incorrect.

Ms. Schneider questioned the location of the fence as it relates to Sterns Rd and also the width of the maneuvering lane along Sterns Road. Hennessey indicated that the end of the fence would be located well away from the road right-of-way and that the maneuvering lane meets the standard requirements.

Welling asked for confirmation that the lighting would be measured with a light meter after installation to confirm that they meet the requirements of the ordinance. Jenkins indicated that they would be measured.

Motion by Goebel, supported by Schneider, to grant Final Site Plan Approval for the amended site plan to include a Taco Bell on the Lambertville Commercial (Walgreens & LaSalle Bank) site on Parcel Numbers 5802-615-025-00, 5802-615-026-00, 5802-615-027-00, 5802-615-028-00, 5802-615-029-00, located on the northeast corner of Secor and Sterns roads, with the following stipulations: 1) the order board located at the northwest portion of the building shall be no more than five feet away from the building, 2) the six-foot privacy fence shall run across the entire north Taco Bell property line and along the east property as far south as possible without encroaching on the sight clearance area, 3) the lighting shall be installed to comply with the ordinance requirements, 4) the legal description shall be corrected, 5) the site analysis shall be corrected to indicate the distance the retaining wall is from the property line, 6) drainage shall be maintained so as not to impede drainage flow on the property to the east, and 7) if complaints occur, Taco Bell shall install baffles on the order board to control the noise, and subject to the signage being approved by the planning commission at a later date.

Roll call as follows: Voting Aye: Goebel, Schneider, Welling, Abel, Peitz, Bourque, Bassinger. Voting Nay: None. Motion carried.

PUBLIC COMMENTS –

There were no public comments.

INFORMATION –

Bedford Township Planning Commission
Regular Meeting
April 8, 2009
Page 3

None.

COMMISSION / STAFF COMMENT –

None.

ADJOURNMENT –

The meeting duly adjourned at 7:40 p.m.

Respectfully submitted,

Dennis Jenkins,
Acting Recording Secretary