

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
JULY 22, 2009

PRESENT:

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

EXCUSED:

DEBBIE SCHNEIDER

ALSO PRESENT:

MARTY KAMPRATH, LEGAL COUNSEL, LENNARD, GRAHAM & GOLDSMITH
DENNIS JENKINS, PLANNING AND ZONING COORDINATOR
KAREN M. KINCAID, PLANNING ASSISTANT, RECORDING SECRETARY

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

APPROVAL OF THE AGENDA

Motion by Goebel, supported by Welling, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES

Motion by Peitz, supported by Goebel, to approve the minutes of May 13, 2009. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None.

NEW BUSINESS

A) REQUEST FOR A SIGN WAIVER FOR ERIE WEST HOSPICE ON PARCEL NUMBER 5802-031-006-00, WITHIN THE LAMBERTVILLE FOODTOWN COMPLEX, 3333 STERNS ROAD

Jenkins went over the sign waiver analysis.

Ron Hornyak, 5458 Angola, Toledo, OH, representative for Art & Sign Inc., said their normal policy is to check with the municipality prior to sign installation to ensure proper steps have been taken. Mr. Hornyak said there was miscommunication within Art & Sign, saying a previous Art

& Sign employee informed them that all permits and approvals had been obtained prior to the second sign installation. Mr. Hornyak said he takes full responsibility, further commenting on the sign design and saying the tenant is occupying a double unit.

Abel informed the applicant that the commission was one member short, offering the option to defer to a later meeting when all members could be present. Mr. Hornyak opted to proceed as scheduled.

Goebel said the two signs combined are less in square footage than the maximum permitted for one sign, saying the tenant is occupying a double unit, where if there were two separate tenants occupying each unit separately, the total sign square footage could be more than doubled of what is proposed. Goebel commented on the cohesive aesthetics of filling the available sign slots when all the units are occupied.

Welling positively commented on the sign design, further commenting on the need to apply for a sign waiver prior to sign installation rather than seeking approval after the sign has been installed. Peitz concurred, further saying he has an issue with exceptions to signs, asking why the sign was installed without a permit. When asked, Mr. Hornyak said the sign was installed in one day and they were notified immediately that they were in violation. In response to Peitz's inquiry, Jenkins said a permit has been issued for the main sign over the entrance and even though the applicant is in violation of the ordinance due to the installation of the second sign, the applicant is permitted to seek a waiver for the second sign before they are asked to remove it, as a waiver might be granted.

Further discussion took place regarding the timing of the permit and sign waiver applications, the possible need for penalties when work takes place without an issued permit to better enforce following procedures rather than seeking a waiver after the fact, and concern that incidents where signs are being erected prior to approval are becoming more prevalent.

Motion by Goebel, seconded by Bourque, to grant the sign waiver for an 11 square foot second wall sign for Erie West Hospice on Parcel Number 5802-031-006-00, within the Lambertville Foodtown complex, 3333 Sterns Road, with the consideration that the total square footage of both signs is less than the maximum 50 square foot permitted. The applicant shall coordinate with Duane Tucker to ensure all applicable permits are obtained.

The motion reflects friendly amendments. When asked, Jenkins said the applicant will be required to obtain a permit for the second sign.

Roll call as follows: Voting Aye: Welling, Bassinger, Goebel, Bourque, Abel. Voting Nay: Peitz. Excused: Schneider. Motion carried.

B) WIND ENERGY ORDINANCE DISCUSSION

Jenkins said the Planning Department has been contacted by several people interested in installing wind generated power on their property, further saying the interest has increased with

the installation of the windmill at the Kroger Plaza. Jenkins said the Township does not have an ordinance to allow the use and the Planning Department has been researching the issue for several months.

Jenkins said the information that was provided for the Planning Commission's review is a rough draft and is not Township specific, further saying Attorney Kamprath has provided written comments that will be incorporated in the amendment. Jenkins said additional references from other communities will also be researched.

General comments expressed by various Planning Commissioners were 1) not allowing exceptions to minimum acreage requirements, 2) noise and safety, 3) fencing designed to control access to the tower, acknowledging tower ladders are designed to begin several feet from the ground 4) strobe or flashing light generated by spinning blades, 5) the possible need to limit the use to specific zoning districts, 6) the need to limit the number of turbines based on acreage, 7) future development and wind energy use, 8) alternative home mounted versions, and 9) the Bowling Green Turbine Farm.

It was stated Bill Decker, Sr. is very knowledgeable on the subject and would be a good person to include on any committee to further research the issue.

PUBLIC COMMENTS –

None.

INFORMATION –

Jenkins commented on issues scheduled for the August 12, 2009 meeting.

COMMISSION / STAFF COMMENT –

None.

ADJOURNMENT –

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

Respectfully submitted,

Karen M. Kincaid,
Recording Secretary