

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
AUGUST 26, 2009

PRESENT:

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

EXCUSED:

NONE

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. Schneider called the roll. Quorum present.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Motion by Bourque, supported by Welling, to approve the minutes of August 12, 2009. Abel abstained due to meeting absence. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

Kenneth Reece, 8805 Lewis, asked if he would be able to speak during the upcoming public hearing. Abel informed him he would.

NEW BUSINESS

A) REQUEST FOR A SIGN WAIVER FOR MASSERANT'S FEED AND GRAIN ON PARCEL NUMBER 5802-020-096-00, 8480 SECOR ROAD (FORMERLY KAYO LUMBER)

Jenkins went over the sign waiver analysis.

David Masserant, Newport, MI, said they are seeking a waiver for a larger wall sign due to the size and distance the building is set back from the road, further saying the proposed sign is

significantly smaller than the sign being removed, and a larger wall sign that can be easily be read from the road is safer than slowing traffic in an attempt to locate and identify the business. Mr. Masserant said while it would be less expensive to reface the existing freestanding sign, they have decided to remove the pole sign and install a monument sign, further saying they are seeking a 1.5 foot taller sign to obtain the square footage needed to adequately advertise. Mr. Masserant said although they are proposing a 1.5-foot taller sign, the square footage is less than what is permitted by ordinance.

Discussion took place regarding sign waiver requests for exceptions within the Village Overlay District (VOD) and the amount of time and research involved in developing the VOD Ordinance that includes regulations on signage within the VOD. Peitz said he is not in favor of exceptions, with Welling asking why an exception is needed. Mr. Masserant said he could meet the needs and the four-foot height restriction with a 12-foot wide sign, further saying the short, wide sign design was not aesthetically appealing.

When asked, Mr. Masserant said they would like to spot light the wall sign and the monument sign would be backlit with interchangeable lettering that is manually changed. Schneider commended Mr. Masserant for moving to the monument sign rather than entering into the seven year waiver on the existing pole sign, further saying while the wall sign waiver request appears to be great, it is much smaller than what is being removed, and the permitted by ordinance 40 square feet seems to be small for the building size.

Discussion took place regarding the differences between the Lambertville and Temperance VOD's developed sites and the ability to provide adequate signage with respect to parcel size, wall signs relative to building size and building setback, importance of signage for businesses, the need to include an adequate base on a monument sign to accommodate landscaping and snow load, and the proposed monument sign is less square footage than what is permitted by ordinance.

Motion by Schneider, supported by Bourque, to approve the sign waiver request for Masserant's Feed and Grain on Parcel Number 5802-020-096-00, 8480 Secor Road (formerly Kayo Lumber), as follows: 1) a wall sign waiver of 123.04 square feet, 2) a monument sign height waiver of 1'6", and subject to: 3) all sign and electrical permits shall be obtained from Bedford Township, 4) the applicant shall consult with Duane Tucker prior to beginning any installation work, including the footer, to ensure placement of the sign meets the requirements of the zoning ordinance, 5) all freestanding signs shall be landscaped around the entire perimeter of the base, no less than two feet wide, and said landscaping shall be kept in a maintained, growing, and healthy condition. The reason being, the applicant proposed an aesthetically appealing monument sign rather than entering into the 7-year grace period to bring the existing pole sign into compliance, and the proposed wall sign is proportioned for the building size and building setback from the road.

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

B) OPEN THE PUBLIC HEARING AT 7:30 P.M. FOR THE FAMILY MEDICAL REZONING FROM RME, ELDERLY HOUSING RESIDENTIAL, TO PBO, PROFESSIONAL AND BUSINESS OFFICE, ON PARCEL NUMBER 5802-022-004-10 AND A PORTION OF PARCEL NUMBER 5802-022-004-30, 8765 LEWIS AVENUE

Jenkins went over the rezoning analysis.

Ed Larkins, 4171 Forest Bridge, Canton, MI, representative for Family Medical, said their intent is to expand the existing 6700 square foot building by approximately 18,000 square feet. Mr. Larkins spoke on the need for expansion to better serve the community by offering dental services, increase behavior health services, increase the number of examining rooms, and provide training and administrative space on site. Mr. Larkins commented on the number of staff and physicians currently working within the facility, saying it is expected patient visits will increase from 22,000 to approximately 29,000 annually, as a result of the increase in provided services.

Ken, Reece, 8805 Lewis, commented on the ground-breaking that has already taken place regarding the facility addition, further saying he is not opposed to the medical facility expansion. Mr. Reece said his family has lived next door to the facility for approximately 16 years and that he approached this board a number of years ago in an attempt to purchase a portion of the subject property and was informed he could not as the property was passed on to Bedford Township from the State of Michigan. Mr. Reece said there were stipulations in place that disallowed anyone from purchasing the property because the property could then be sold for a profit. Mr. Reece said a rezoning would allow for a business to expand and possibly sell for a profit in the future. Mr. Reece said he would like to see a site plan to see how the facility will be expanded and buffered from the neighboring properties. Mr. Reece said he does not want to see the existing wall increased and expressed concern with a possible flood zone issue and drainage.

Debbie Reece, 8805 Lewis, spoke on the history of the property and how it has been divided over the years, saying her concern is with lighting. Ms. Reece asked that a different buffering option of a brick wall be considered, as she is not in favor of increasing the existing brick wall.

Motion by Goebel, supported by Schneider, to close the public hearing at 7:40 p.m. Roll call as follows: Voting Aye: Goebel, Schneider, Bourque, Bassinger, Peitz, Welling, Abel. Motion carried.

When asked by Schneider, Jenkins said the addition will be attached to the existing building, the existing building is within the village overlay district and any building addition would be outside the overlay district. Schneider asked if any architectural requirements would be affected by being outside the village overlay district, as opposed to being within the village overlay district. Jenkins said the portion of the building within the district would have to comply with the overlay district rules, with any portion outside the district having to comply with the restrictions of the PBO zoning district, subject to the architectural design standards. Jenkins confirmed the medical center currently owns all the property that is the subject of this consideration.

Goebel asked Jenkins if he is familiar with the conditions of the property as stated during the public hearing. Jenkins said the issue would have to be further researched to determine if there were any restrictions placed on property sale.

Bassinger questioned the irregular shape at the Ivor Lindsay road entrance. Jenkins said the cut out portion belongs to the MCRC, more than likely for a turnaround, and has never been released.

Peitz asked for identification clarification on the two parcels involved, where Jenkins explained one of the parcels is currently split-zoned. Peitz questioned how a groundbreaking ceremony can take place prior to properly rezoning the property for the proposed use, saying actions should take place in the proper order. Jenkins said a ground breaking can take place at any time. Welling and Schneider concurred with Peitz, saying while a groundbreaking may not have any affect on the Planning Commission actions, it has an effect on public perception.

Motion by Goebel, supported by Bourque, to recommend approval for the Family Medical rezoning request from RME, Elderly Housing Residential, to PBO, Professional and Business Office, on Parcel Number 5802-022-004-10 and a portion of Parcel Number 5802-022-004-30, 8765 Lewis Avenue, in that it would be consistent to adjoin PBO with the existing PBO parcel owned by Family Medical. In addition, the two parcels shall be combined prior to any construction on the site.

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

Jenkins explained the rezoning process.

C) OPEN THE PUBLIC HEARING FOR THE ZINK/COVELL PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) FOR AN EXISTING OFFICE DEVELOPMENT ON PARCEL NUMBER 5802-009-010-15, 1761 SAMARIA ROAD

Jenkins explained this issue has been pulled from the agenda due to a change in the public hearing notice, further saying the notice has republished, notices have been sent, and the issue is rescheduled for September 9, 2009.

PUBLIC COMMENTS –

None.

INFORMATION –

Jenkins said the next meeting is scheduled for September 9, 2009.

COMMISSION / STAFF COMMENT –

Peitz commented on non-conforming signs being erected or installed without approval or permit, further commenting on the time that has been devoted to working on ordinance amendments. Peitz suggested a representative who worked on the Lambertville or Temperance Village Overlay District Ordinance, respectively, be present when a waiver is requested within the overlay district to voice an opinion on the issue. Welling concurred with the need for village overlay district representation when appropriate, further saying Masserant's has an excellent reputation.

ADJOURNMENT –

The meeting duly adjourned at 8:00 p.m.

Respectfully submitted,

Karen M. Kincaid,
Recording Secretary