

BEDFORD TOWNSHIP BOARD

October 20, 2026 - 7:00 p.m.

AGENDA

1. CALL TO ORDER

PLEDGE OF ALLEGIANCE & PRAYER

2. APPROVAL OF AGENDA

3. CONSENT AGENDA

Agenda Committee Recommends to approve and place on file:

- A. Minutes from the October 6, 2026 regular meeting of the Bedford Township Board;
- B. General, Savings, Pooled Funds and CD Reports from the Treasurer for September 2026;
- C. Balance Sheet & Revenue/Expense report for the period ending September 30, 2026;
- D. Approve the reappointment of Pat Mahoney to the Board of Zoning Appeals
- E. Accept with regret the resignation of Jeremy DeArmon from the Bedford Township Fire Department

4. PRESENTATIONS

- A. Monroe County Sheriff Department Update
- B. Bedford Township Fire Department Update

PUBLIC COMMENT (Comments limited to 4 minutes, for board agenda items only.

Please state which agenda item you will be speaking on)

5. STAFF REPORTS

6. UNFINISHED BUSINESS

7. NEW BUSINESS

- A. Vouchers for Payment
- B. A determination on the request from Decker Properties, MT Carmel, LLC, to rezone from R-2B, Single-Family Residential to RT, Two-Family Residential, parcel number 5802-023-129-11, excluding the Ann Arbor Railroad portion, located on the east side of Lewis Avenue, North of Dean Road, otherwise known as 8444 Lewis Avenue, Temperance, MI 48182
- C. Approve three engineering firms for Bedford Township use
- D. Meg Smith-Hometown Hero Plaque naming and proclamation

COMMENTS FROM THE PUBLIC (Comments limited to 2 minutes for each individual)

COMMENTS FROM TOWNSHIP BOARD MEMBERS

INFORMATION

ADJOURNMENT BY 10:00 p.m.

The Township of Bedford will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon one week's notice to the Township of Bedford. Individuals with disabilities requiring auxiliary aids or services should contact the Township of Bedford by writing or calling the following:

Al Prieur, Township Supervisor
8100 Jackman Road, Temperance, MI 48182 Telephone: 734-224-7321

Bedford Township Mission Statement

The mission of the Bedford Township Board is to promote the public's general health, safety, and welfare, as well as maintain infrastructure, promote economic development, and serve all residents equally through the ethical standards required of public officials and public employees, according to the statutes of the State of Michigan that govern General Law Townships.

Public Comment Time

Bedford Township operates under rules of parliamentary procedure, which states, "Citizens have the right to attend the meetings and be permitted to address the body on matters that are relevant to business". The Township Board furthermore "Encourages" your input, addressing the Board through the Chair. Public Comment time is an opportunity for comments and questions, please be respectful to the Board, audience and outside viewers. Board members shall also respect those addressing the board. Thank you for your participation.

BEDFORD TOWNSHIP BOARD MINUTES
8100 JACKMAN ROAD, TEMPERANCE, MI 48182
October 6, 2026 - 7:00 p.m.

PRESENT:

Al Prieur, Supervisor
Trudy Hershberger, Clerk
Krista Jandasek, Treasurer

Todd Bruning, Trustee
Joe Gore, Trustee
Craig Montri, Trustee

ALSO PRESENT: Phil Goldsmith, Township Attorney

ABSENT: Josh Stump, Trustee

The Regular Meeting of the Bedford Township Board was called to order by Prieur at 7:00 p.m. followed by the Pledge of Allegiance and Prayer led by Christian Marchland, Bridgepoint Church. **APPROVAL OF AGENDA** – Prieur removed item 7B- Decker Properties rezoning request, per the developer's request. Motion was made by Prieur, seconded by Gore to approve the agenda as amended. Motion carried on a roll call vote as follows: Aye: Prieur, Gore, Montri, Jandasek, Bruning & Hershberger. Nay: none. Absent: Stump.

CONSENT AGENDA

The Consent Agenda contained the following items for approval and to place on file:

September 16, 2026 Township Board Minutes;

Reappointment of Jake Lake to the Planning Commission;

Motion was made by Montri, seconded by Bruning to approve the consent agenda as published. Motion carried on a roll call vote as follows: Aye: Montri, Bruning, Gore, Jandasek, Hershberger & Prieur. Nay: none. Absent: Stump.

PUBLIC COMMENT WAS MADE BY:

Gail, Temperance; Karen, Lambertville; Jacqueline Arvanitis; Rob Pettrey, 728 W. Samaria; Kodi Boden, 1046 W. Samaria; Sherman Ringle and Brad Greeley, Temperance

NEW BUSINESS

VOUCHERS FOR PAYMENT - Motion was made by Hershberger, seconded by Jandasek to approve the following vouchers for payment: General Fund-\$136,734.01, Fire District-\$112,340.55, Fire Equipment-\$31,764.91, Downtown Dev. Authority-\$1,578.01, Library Operating Fund-\$13,847.42, Capital Asset Revolving Fund-\$146,835.00, Building Department-\$15,638.68, Sewer Operation & Main. Fund-\$19,318.47, & Trust and Agency Fund-\$175.00 for a total of \$478,232.05. Motion carried on a roll call vote as follows: Aye: Hershberger, Jandasek, Gore, Montri, Bruning & Prieur. Nay: none. Absent: Stump.

A DETERMINATION ON THE REQUEST FROM BRYCE & KOURY BANKOWSKI, TO REZONE FROM R-2A/SVOD, SINGLE-FAMILY RESIDENTIAL LOCATED WITHIN THE SAMARIA VILLAGE OVERLAY DISTRICT TO RT, TWO-FAMILY RESIDENTIAL, LOCATED WITHIN THE SAMARIA VILLAGE OVERLAY DISTRICT, PARCEL NUMBER 5802-011-010-70, VACANT LAND LOCATED ON THE CORNER OF THE EAST SIDE OF LEWIS AVENUE, ON THE SOUTH SIDE OF SAMARIA ROAD- Montri explained the

Planning Commission unanimously denied the request for the rezoning due to the increase in residential density, lack of site plan review, traffic impacts, architectural character and storm water management. Bryce Bankowski presented information on the construction plans along with the differences between four single-family residential properties and eight two-family residential properties for this parcel space. Discussion was had amongst Mr. Bankowski and the board members as to what would be best for this property based on the surrounding land uses and development patterns. Motion was made by Montri, seconded by Bruning to deny the request from Bryce & Koury Bankowski, 7126 Maplewood Drive, Temperance, MI 48182, to rezone from R-2A/SVOD, Single Family Residential, within the Samaria Village Overlay District, to RT, Two-Family Residential, within the Samaria Village Overlay District, on a vacant land, parcel number 5802-011-010-70, located on the corner of the East side of Lewis Avenue, on the South side of Samaria Road, due to although the rezoning aligns with certain master plan goals, the increase in residential density may create compatibility concerns with adjacent agricultural and single family properties and the lack of site plan review prevents evaluation of traffic impacts, buffering, architectural character and storm water management. The parcel's location at a key village center intersection may warrant a lower density residential approach to preserve existing neighborhood character and is inconsistent with the surrounding uses and the general character of the Samaria Overlay District. Motion carried on a roll call vote as follows: Aye: Montri, Bruning, Jandasek and Hershberger. Nay: Gore and Prieur. Absent: Stump.

APPROVE THE HIRING OF 2 PART-TIME FIREFIGHTERS- Fire Chief Bob Vanklengeren stated both candidates have successfully completed all required pre-employment screenings. Motion was made by Gore, seconded by Bruning to approve the hiring of two part-time firefighters Dylan Allgood and Mickey McMullen to the Bedford Township Fire Department. Motion carried on a roll call vote as follows: Aye: Gore, Bruning, Jandasek, Montri, Hershberger & Prieur. Nay: none. Absent: Stump.

APPROVE THE 2026 STREET LIGHT RESOLUTION- Hershberger explained this resolution is approved every year for the subdivisions who pay for their own streetlights, not streetlights at large. Motion was made by Hershberger, seconded by Jandasek to approve the 2026 Street Light Resolution as presented. Motion carried on a roll call vote as follows: Aye: Hershberger, Jandasek, Montri, Gore, Bruning & Prieur. Nay: none. Absent: Stump.

APPROVE THE SALE OF TOWNSHIP VEHICLES- Prieur stated all the vehicles are old sheriff or maintenance vehicles to be sold on Govdeals.com which is no cost to the Township, all costs are the responsibility of the purchaser. Motion was made by Gore, seconded by Bruning to approve the sale of the following Township Vehicles: 2011 F-150 with an estimated reserve of \$3,800.00, 2020 Ford Explorer with an estimated reserve of \$3,900.00, 2020 Ford Explorer with an estimated reserve of \$3,000.00, 2020 Ford Explorer with an estimated reserve of \$1,500.00, 2004 Ford F-350 with an estimated reserve of \$5,000.00, and two 2010 Crown Victorias each with an estimated reserve of \$2,000.00 to be sold on Govdeals.com with all sales going into the Capital Asset Revolving Fund #447-000-673.0000 Sale of Fixed Assets, sold as is without warranty. Motion carried on a roll call vote as follows: Aye: Gore, Bruning, Montri, Jandasek, Hershberger & Prieur. Nay: none. Absent: Stump.

BUDGET ADJUSTMENT GENERAL FUND 101- Prieur explained \$500.00 was budgeted for trustee legal fees, however that has been exceeded due to civil suits and ethic complaints which required having legal counsel involved. Hershberger suggested moving a lower amount of \$2,500.00 Motion was made by Gore, seconded by Bruning to approve the Budget adjustment reallocating \$2,500.00 from the General Fund to account 101-101-802.0000 Township Trustee Legal Fees. Motion carried on a roll call vote as follows: Aye: Gore, Bruning, Montri, Jandasek, Hershberger & Prieur. Nay: none. Absent: Stump.

APPROVE APPOINTMENT TO THE COMPENSATION COMMISSION- Motion was made by Montri, seconded by Bruning to approve the appointment of Kevin Wexler to the Compensation Commission term ending 12/31/2031. Motion carried on a roll call vote as follows: Aye: Montri, Bruning, Gore, Jandasek, Hershberger & Prieur. Nay: none. Absent: Stump.

PUBLIC COMMENT WAS MADE BY:

Carl Arnold; Kodi Goden; LaMar Frederick, Lambertville; Jacqueline Arvanitis; Rob Pettrey, 728 W. Samaria; Scott Szajna, 215 W. Substation and Justin McCullough, Temperance.

REPORT FROM TOWNSHIP BOARD MEMBERS

Montri- Spoke to the completion of the roundabout at Jackman and Smith and rezoning considerations the board takes into account when making decisions.

Hershberger – Stated early voting will take place Saturday, October 24th through Sunday, November 1st with all precincts voting at the Township Hall. Please be patient as the lines may be long. Absentee ballots were mailed out and if you did not receive yours, please give her office a call. If you are on the permanent ballot list and you are a snow bird you will need to contact her office as they cannot mail your ballot to another address without it being put in writing, with your signature as ballots will not forward. If you would like to vote absentee, there is still time to fill out an application to receive a ballot. Lastly, Township Hall will be closed on Monday, October 12th in observance of Columbus Day.

Prieur – Recognized the previous Township Supervisor Paul Pirrone on his work getting the roundabout completed. The Supervisor's office has not received any calls regarding issues with the roundabout. Lastly, he mentioned he had a great meeting with Carl Arnold regarding the Fire Union Contract.

ADJOURNMENT

The meeting was adjourned at 8:51 p.m.



Trudy L. Hershberger, CMC, MiPMC
Bedford Township Clerk

Amber Mitchell
Deputy Clerk/Recording Secretary

**BEDFORD TOWNSHIP
GENERAL CHECKING FUND REPORT
FOR THE MONTH OF SEPTEMBER 2026**

BEGINNING BALANCE SEPTEMBER 2026	\$	10,855.77
SEPTEMBER DEPOSITS	\$	2,320,668.17
SEPTEMBER DEBITS	\$	2,320,652.23
OUTSTANDING CHECKS FOR SEPTEMBER	\$	24,615.60
DEPOSITS IN TRANSIT	\$	-
GENERAL FUND SWEEP	\$	613,665.37
SEPTEMBER INTEREST	\$	429.23
BALANCE ON HAND	\$	600,413.71
YEAR TO DATE INTEREST:	\$	1,369.21

10/14/2026 08:56 AM
User: RMILLER
DB: Bedford Twp

BALANCE SHEET FOR BEDFORD TOWNSHIP
Period Ending 09/30/2026

30

Fund 101 GENERAL FUND

GL Number	Description	Balance
*** Assets ***		
101-000-001.0000	CASH: GENERAL - FIRST MERCHANTS	568,714.87
101-000-001.0005	CASH: MEDICAL DEDUCTABLE REIMB -	29,258.12
101-000-002.0000	CASH: POOLED - FIFTH THIRD	909,889.53
101-000-003.0000	CASH: INVESTMENTS	1,428,596.91
101-000-004.0000	IMPREST CASH	200.00
101-000-079.0001	DUE FROM: FEDERAL GOVERNMENT SLCG	13,307.52
101-000-123.0001	PREPAID: INSURANCE	12,745.95
101-000-123.0002	PREPAID: POSTAGE	15,029.07
101-000-123.0003	PREPAID: MEDICAL DEDUCTABLE	7,245.40
101-000-189.0001	LEASES RECEIVABLE: CELL TOWER (LT	373,157.40
Total Assets		3,358,144.77
*** Liabilities ***		
101-000-202.0000	ACCOUNTS PAYABLE: VOUCHERS	107,665.85
101-000-360.0001	DEFERRED INFLOW - LEASES: CELL TO	345,750.40
Total Liabilities		453,416.25
*** Fund Balance ***		
101-000-385.0020	ASSIGNED: PARKS	347.94
101-000-386.0200	ASSIGNED: EMERGENCY RESERVE	3,640,350.00
101-000-390.0000	FUND BALANCE: UNASSIGNED	2,028,899.42
Total Fund Balance		5,669,597.36
Beginning Fund Balance		5,669,597.36
Net of Revenues VS Expenditures		(2,764,868.84)
Ending Fund Balance		2,904,728.52
Total Liabilities And Fund Balance		3,358,144.77

PERIOD ENDING 09/30/2026
% Fiscal Year Completed: 25.21

GL NUMBER	DESCRIPTION	END BALANCE 06/30/2026	2026-27 AMENDED BUDGET	YTD BALANCE 09/30/2026	ACTIVITY FOR MONTH 09/30/26	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND							
Revenues							
Dept 000 - 7							
101-000-401.0000	PROPERTY TAXES	1,118,889.81	1,142,170.67	0.00	0.00	1,142,170.67	0.00
101-000-404.0000	TRAILER TAX	3,854.50	4,000.00	1,105.50	1,067.00	2,894.50	27.64
101-000-447.0000	PROPERTY TAX ADMIN FEE	223,432.04	205,000.00	0.00	0.00	205,000.00	0.00
101-000-448.0000	TAX COLLECTION FEES	41,041.32	40,000.00	31,950.00	0.00	8,050.00	79.88
101-000-451.0001	SPECIAL ASSESSMENT: STREET LIG	244,004.97	225,000.00	0.00	0.00	225,000.00	0.00
101-000-476.0000	BUSINESS LICENSES AND PERMITS	1,140.00	0.00	0.00	0.00	0.00	0.00
101-000-477.0000	CABLE TV FRANCHISE FEES	221,418.05	160,000.00	17.29	0.00	159,982.71	0.01
101-000-478.0000	LICUOR LICENSE	32,981.30	27,000.00	12,202.30	12,202.30	14,797.70	45.19
101-000-502.0001	FEDERAL GRANTS: CYBER SECURITY	0.00	13,308.00	13,307.52	13,307.52	0.48	100.00
101-000-569.0001	STATE GRANTS: QHERP	31,446.88	0.00	0.00	0.00	0.00	0.00
101-000-569.0002	STATE GRANTS: SBTE REIMBURSEME	5,961.99	0.00	0.00	0.00	0.00	0.00
101-000-574.0000	STATE SHARED REVENUE: CONSTITU	3,244,853.00	3,167,599.00	0.00	0.00	3,167,599.00	0.00
101-000-574.0002	STATE SHARED REVENUE: STATUTOR	194,174.00	194,174.00	0.00	0.00	194,174.00	0.00
101-000-576.0001	GRANTS - ELECTIONS	9,970.00	0.00	0.00	0.00	0.00	0.00
101-000-626.0000	CEMETERY: OPENINGS/FOUNDATIONS	17,300.00	20,000.00	7,800.00	2,950.00	12,200.00	39.00
101-000-626.0005	PASSPORT INCOME: CLERK'S DEPT	27,390.00	20,000.00	3,955.00	1,855.00	16,045.00	19.78
101-000-626.0006	PASSPORT PHOTO INCOME: CLERK'S	10,230.00	8,000.00	1,680.00	710.00	6,320.00	21.00
101-000-626.0010	PLANNING/ZONING FEES	10,675.50	7,000.00	4,725.00	1,025.00	2,275.00	67.50
101-000-626.0011	FOIA FEES	652.81	0.00	30.00	0.00	(30.00)	100.00
101-000-626.0015	COPIES/MAPS/PRINTED MATERIAL	204.82	0.00	0.20	0.00	(0.20)	100.00
101-000-626.0016	NOTARY FEES	5.00	0.00	5.00	5.00	(5.00)	100.00
101-000-626.0017	NSF FEES	90.00	0.00	90.00	60.00	(90.00)	100.00
101-000-628.0000	MISCELLANEOUS	13,759.97	0.00	136.64	20.00	(136.64)	100.00
101-000-642.0000	CEMETERY: SALE OF LOTS	13,500.00	11,000.00	2,900.00	(600.00)	8,100.00	26.36
101-000-656.0000	PENAL FINES	4,243.14	3,000.00	463.65	349.80	2,536.35	15.46
101-000-657.0000	ORDINANCE FINES	125.00	0.00	160.00	0.00	(160.00)	100.00
101-000-657.0001	ORDINANCE: ASSESSMENT REVENUE	6,920.00	3,000.00	510.00	510.00	2,490.00	17.00
101-000-658.0000	FINES AND FORFEITS	6.24	0.00	0.00	0.00	0.00	0.00
101-000-665.0000	INTEREST: SAVINGS AND INVESTME	106,610.02	70,000.00	18,594.06	4,646.48	51,405.94	26.56
101-000-667.0001	RENTAL REVENUE: CELL TOWER	59,546.36	57,000.00	15,258.72	3,983.74	41,741.28	26.77
101-000-667.0004	PARK RENTAL REVENUE: HALLS	31,500.00	25,000.00	8,950.00	5,150.00	16,050.00	35.80
101-000-667.0005	PARK RENTAL REVENUE: CELL TOWE	30,351.40	28,000.00	7,756.47	2,585.49	20,243.53	27.70
101-000-671.0001	PARK: LEASES	2,340.63	2,300.00	0.00	0.00	2,300.00	0.00
101-000-674.0001	CONTRIBUTIONS: BANNER OAK	2,135.63	0.00	0.00	0.00	0.00	0.00
101-000-675.0001	PARK CONTRIBUTIONS: CARR'S GRO	520.00	0.00	0.00	0.00	0.00	0.00
101-000-675.0002	PARK: CONTRIBUTIONS: FIREWORKS	100.00	0.00	0.00	0.00	0.00	0.00
101-000-675.0004	PARK: CONTRIBUTIONS: ASSIGNED	0.00	0.00	0.00	0.00	0.00	0.00
101-000-676.0001	REIMBURSEMENT: ELECTIONS	0.00	0.00	1,472.03	303.04	(1,472.03)	100.00
101-000-676.0002	REIMBURSEMENT: SCHOOL ELECTION	49,275.13	0.00	912.90	486.88	(912.90)	100.00
101-000-676.0005	REIMBURSEMENT: ROAD MAINTENANC	8,050.00	0.00	35,041.54	35,041.54	4,958.46	87.60
101-000-676.0751	WHITE PK DIAMOND LEASE UTILITY	2,730.89	3,500.00	1,338.34	0.00	2,161.66	38.24
Total Dept 000 - 7		5,771,430.40	5,476,051.67	170,362.16	85,658.79	5,305,689.51	3.11
Dept 931 - TRANSFER IN							
101-931-699.0701		319.72	0.00	0.00	0.00	0.00	0.00
Total Dept 931 - TRANSFER IN		319.72	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES		5,771,750.12	5,476,051.67	170,362.16	85,658.79	5,305,689.51	3.11
Expenditures							

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Monroe County Sheriff's Office

STATS - Bedford Township Written Case Reports

Printed on October 2, 2026

Statute/Offense	Totals	
11001-1171 - Sexual Penetration-Penis/Vagina-CSC 1st Degree	2	2
11007-1177 - Sexual Contact Forcible-Forcible Contact-CSC 2nd Degree	1	1
13001-1313 - Nonaggravated Assault-A&B/Simple Assault	23	23
13002-1305 - Agg./Felony Assault-Non-Family-Other Weapon	1	1
13002-1399 - Agg./Felony Assault-Assault (Other)	2	2
13003-1382 - Intimidation/Stalking-Stalking (Misdemeanor)	1	1
22001-2202 - Burglary-Forced Entry-Residence	3	3
22001-2203 - Burglary-Forced Entry-Non-Residence	1	1
22002-2204 - Burglary-Entry Without Force (Intent to Commit)-No Forced Entry-Residence	1	1
23003-2308 - Larceny-Theft from Building	1	1
23005-2305 - Larceny-Theft from Motor Vehicle-Personal Property from Vehicle	2	2
23007-2309 - Larceny-Other-From Yards (Grounds surrounding a building)	3	3
23007-2399 - Larceny-Other-Larceny (Other)	4	4
24001-2404 - Motor Vehicle Theft - Vehicle Theft	1	1
257.626 - State Statute - RECKLESS DRIVING	1	1
26001-2695 - Fraud - False Pretense/Swindle/Confidence Game - Fraud (Other)	3	3
26002-2605 - Fraud Credit Card/Automatic Teller Machine - Illegal Use of Credit Card	1	1
26003-2604 - Fraud - Impersonation - Impersonation	1	1
26003-2609 - Fraud - Impersonation - Identity Theft	2	2
26006-2693 - Fraud - Bad Checks - Uttering & Publishing Check	1	1
26007-2609 - Fraud - Identity Theft - Identity Theft	1	1
29000-2901 - Damage to Property - Business Property	1	1
29000-2902 - Damage to Property - Private Property	3	3
29000-2999 - Damage to Property - Damage to Property (Other)	1	1
30001-3077 - Retail Fraud - Misrepresent - Misrepresentation - 3rd Deg.	1	1
35001-3530 - Violation of Controlled Substance Act - Cocaine - Sell	1	1
35001-3532 - Violation of Controlled Substance Act - Cocaine - Possess	1	1
35001-3599 - Violation of Controlled Substance Act - Dangerous Drugs (Other)	1	1
36004-3699 - Sex Offense - Other - Sex Offense (Other)	1	1
50000-5005 - Obstructing Justice - Contempt of Court	1	1
50000-5013 - Obstructing Justice - Conditional Release Violation	1	1
50000-5015 - Obstructing Justice - Failure to Appear	2	2
50000-5099 - Obstructing Justice - Obstruct (Other)	1	1
52003-5299 - Weapons Offense - Other	1	1
53001-5311 - Disorderly Conduct - Disorderly Conduct	1	1
54002-8027 - OUI of Liquor or Drugs - Operating with BAC of .17% or more	1	1
54002-8041 - OUI of Liquor or Drugs - OUI Alcohol	2	2
54003 - Various Traffic Offense	1	1
55000-5560 - Health and Safety - Dog Law Violations	1	1
91001 - Incurable Juvenile	2	2
93001 - Hit & Run M/V Accident - Failed to Stop and Identify	1	1
93002 - Vehicle Crash - Private Property	2	2

Statute/Offense	Totals	
95001 - Accidental Fire	1	1
98000 - Suspicious / Non-Criminal	4	4
98007 - Suspicious Situation	7	7
98008 - Lost & Found Property	1	1
98009 - Drug Overdose	1	1
99000 - Rescue	1	1
99001 - Suicide	1	1
99002 - Natural Death	3	3
99008 - General Assistance	10	10
99008 - General Assist - Outside Agency Warrant Arrest	1	1
Totals	113	113

Monroe County Sheriff's Office

STATS - Bedford CFS by Incident Code

Printed on October 2, 2026

Codes With Descriptions	Zone	Bedford Township Totals	
911 HANG UP - 911 Hang Up		9	9
ABAN - Abandoned Auto		2	2
ALARM BUS - Burglar Alarm - Business		18	18
ALARM BUS - Burglar Alarm - Business; ALARM FIRE - Fire Alarm		1	1
ALARM HOLD UP - Robbery Alarm - Hold Up		1	1
ALARM PANIC - Panic Alarm		1	1
ALARM RES - Residential Alarm		13	13
ALARM RES - Residential Alarm; BREAK ENTER - Burglary		1	1
ANIMAL - Animal Control Call		23	23
ANIMAL - Animal Control Call; TRAFFIC - Disabled Vehicle or Road Hazard		1	1
ASSAULT - Assault		6	6
ASSAULT - Assault; MEDICAL - Rescue		1	1
BOL - Be on the Look Out		14	14
BREAK ENTER - Burglary		3	3
CHILD CUSTODY - Child Custody		2	2
CIVIL MATTER - Civil Matter		20	20
CIVIL MATTER - Civil Matter; EXPEDITOR - Calls sent to Expeditor		1	1
CIVIL MATTER - Civil Matter; SUPPLEMENT - Supplemental Report		1	1
CK WELL BEING - Check Well Being		35	35
CK WELL BEING - Check Well Being; MEDICAL - Rescue		1	1
CK WELL BEING - Check Well Being; MISSING PERSON - Missing Person		1	1
CK WELL BEING - Check Well Being; SUSP SITUATION - Suspicious Situation		1	1
CSC - Criminal Sexual Contact		1	1
DISTURBANCE - Disorderly		2	2
DNR CONSV - Dnr or Conservation Comp		2	2
DOMESTIC VIOL - Domestic Violence		15	15
DOMESTIC VIOL - Domestic Violence; MEDICAL - Rescue		1	1
FAMILY OFFENSE - Family Disturbance		7	7
FAMILY OFFENSE - Family Disturbance; MEDICAL - Rescue		2	2

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Codes With Descriptions	Zone	Bedford Township Totals	
FIREWORKS - Fireworks		4	4
FLOCK - Flock Safety LPR Alerts		1	1
FOLLOW UP - Follow up on prior CFS		16	16
FOUND PROPERTY - Property Found		2	2
FRAUD - Fraud		4	4
FRAUD - Fraud: EXPEDITOR - Calls sent to Expeditor		3	3
FUEL SPILL / FUEL ODOR - Fuel Spill / Fuel Odor		1	1
GEN ASSIST - Assist		40	40
GEN NON CRIMINAL - General Non Criminal Comp		4	4
HARASSMENT - Harassment		3	3
HARASSMENT - Harassment: TRAFFIC - Disabled Vehicle or Road Hazard		1	1
HEALTH SAFETY - General Health or Safety Matter		2	2
IDENTITY THEFT - Identity Theft		1	1
JUVENILE - Juvenile Comp		13	13
JUVENILE - Juvenile Comp: MEDICAL - Rescue		1	1
JUVENILE - Juvenile Comp: MENTAL HEALTH - Mental Health Call		1	1
JUVENILE - Juvenile Comp: SUICIDE - Suicide: FAMILY OFFENSE - Family Disturbance		1	1
LARCENY - Larceny		8	8
LARCENY - Larceny: EXPEDITOR - Calls sent to Expeditor		2	2
MDOP - Vandalism, Malicious Destruction of Property		5	5
MEDICAL - Rescue		35	35
MENTAL HEALTH - Mental Health Call		12	12
MISSING PERSON - Missing Person		1	1
NARCOTICS - Drugs		3	3
OUL/OUID - Operating Under the Influence		1	1
OUL/OUID - Operating Under the Influence: PDA - Property Damage Accident		1	1
OUTSIDE / OTHER FIRES - Outside / Other Fires		1	1
OVERDOSE - Overdose		5	5
PARKING - Parking		2	2
PDA HIT/SKIP - Hit & Run		3	3
PDA - Property Damage Accident		22	22
PIA - Personal Injury Accident		1	1
PIA UNK - MVA Unknown		9	9

Codes With Descriptions	Zone		Bedford Township Totals	
PP PDA - Private Property Accident	5	5		
PP PDA - Private Property Accident; EXPEDITOR - Calls sent to Expeditor	1	1		
PROBATION VIOLATION - Probation Violation	1	1		
PROP CHECK - Property Check	62	62		
PROP LOST - Lost Property	2	2		
PUBLIC PEACE - Noise Complaint	3	3		
RETAIL FRAUD - Shoplifting	2	2		
ROBBERY - Robbery	1	1		
STALKING - Stalking Complaint	1	1		
STRUCTURE FIRE - RES - Fire Structure	1	1		
SUB - Subject Check	2	2		
SUICIDE - Suicide	2	2		
SUPPLEMENT - Supplemental Report	6	6		
SUSPICIOUS PACKAGE / UNATTENDED OBJECT / EXPLOSIVE - SUSPICIOUS PACKAGE / SUSPICIOUS OR UNATTENDED OBJECT / EXPLOSIVE	1	1		
SUSP SITUATION - Suspicious Situation	68	68		
SUSP SITUATION - Suspicious Situation	1	1		
SUSP SITUATION - Suspicious Situation; WEAPON - Weapon Violation	5	5		
SUSP SUBJECT - Suspicious Person	5	5		
THREATS - Threats	1	1		
TRAFFIC COLLISION / TRANSPORTATION INCIDENT - Traffic Collision / Transportation Incident	11	11		
TRAFFIC - Disabled Vehicle or Road Hazard	51	51		
TRAFFIC - Disabled Vehicle or Road Hazard; CK WELL BEING - Check Well Being	1	1		
TRAFFIC - Disabled Vehicle or Road Hazard; MEDICAL - Rescue	1	1		
TRESPASS - Trespass	5	5		
TROUBLE SUBJECT - Trouble with Subject	56	56		
TROUBLE SUBJECT - Trouble with Subject; ANIMAL - Animal Control Call	1	1		
TROUBLE SUBJECT - Trouble with Subject; EXPEDITOR - Calls sent to Expeditor	2	2		
TROUBLE SUBJECT - Trouble with Subject; MDOP - Vandalism, Malicious Destruction of Property	1	1		
TROUBLE SUBJECT - Trouble with Subject; MEDICAL - Rescue	3	3		
TS - Traffic Stop	119	119		
TS - Traffic Stop; WARRANT - Wanted Person	1	1		
UDAA - Stolen Vehicle	3	3		
VAGRANT - Vagrant	2	2		
VEHICLE FIRE - Fire Vehicle	2	2		

Codes With Descriptions	Zone		Bedford Township Totals	
VEHICLE INSPECTION - Vin Inspection			1	1
WARRANT - Wanted Person			11	11
WEAPON - Weapon Violation			2	2
WIRES DOWN - Wires Down			2	2
			1	1
Totals			836	836

Monroe County Sheriff's Office

STATS - Bedford Citations

Printed on October 2, 2026

Statute/Offense	Village		Bedford Twp		Totals
257.255 - State Statute - EXPIRED PLATES			1	1	1
257.301 - State Statute - DROVE WHILE LICENSE NOT VALID OR IMPROPER			3	3	3
257.328(1) - State Statute - NO PROOF OF INSURANCE			1	1	1
257.602b - State Statute - OPERATING WHILE HOLDING/USING MOBILE DEVICE			1	1	1
257.624A - State Statute - OPEN INTOXICANTS IN A VEHICLE-PASSENGER			1	1	1
257.625A(2) - State Statute - PRELIMINARY BREATH TEST REFUSAL IN NON-CMV			1	1	1
257.627(1) - State Statute - FAIL TO STOP IN ASSURED CLEAR DISTANCE - ACCIDENT			1	1	1
257.628/627/722 - State Statute - SPEEDING, 11-15 OVER			1	1	1
257.628/627/722 - State Statute - SPEEDING, 1-5 OVER			1	1	1
257.649/671 - State Statute - DISOBEY STOP SIGN			1	1	1
257.653a(1)(a) - State Statute - FAIL TO YIELD TO AUTHORIZED EMERGENCY RESPONDER			1	1	1
257.660(1) - MOPED FAILED TO KEEP RIGHT			1	1	1
257.676b - State Statute - IMPEDED TRAFFIC - Court Code 030A			5	5	5
257.6822 - FAIL TO STOP FOR SCHOOL BUS			1	1	1
287.261-323 - Animal Control - ALLOW DOG TO RUN LOOSE - Court Code 2214			1	1	1
287.261-323 - Animal Control - FAILURE TO BUY DOG LICENSE - Court Code 2212			2	2	2
287.261-323 - Animal Control - RABIES VACCINATION			1	1	1
436.17031A - ALCOHOL - PURCHASE/CONSUMPTION/POSSESSION BY MINOR			1	1	1
722.642 - VAPOR PRODUCTS - PURCHASE/POSSESS/USE 1ST Court Code 001			1	1	1
88.611 - Bedford - DISOBEY TRAFFIC CONTROL DEVICE-ACCIDENT			1	1	1
88.626B - Bedford - CARELESS DRIVING			3	3	3
88.628/627/722 - Bedford - SPEEDING, 16-25 OVER			1	1	1
Totals			31	31	31

Monroe County Sheriff's Office

STATS - Bedford Township Arrests

Printed on October 2, 2026

Statute/Offense	Totals	
13001-1313 - Nonaggravated Assault-A&B/Simple Assault	7	7
13002-1399 - Agg./Felonious Assault-Assault (Other)	1	1
35001-3532 - Violation of Controlled Substance Act - Cocaine - Possess	1	1
50000-5005 - Obstructing Justice - Contempt of Court	1	1
50000-5015 - Obstructing Justice - Failure to Appear	3	3
50000-5099 - Obstructing Justice - Obstruct (Other)	1	1
53001-5311 - Disorderly Conduct - Disorderly Conduct	1	1
54002-8027 - OUI of Liquor or Drugs - Operating with BAC of .17% or more	1	1
54002-8028 - OUI of Liquor or Drugs - Operating with BAC of .08% or more	1	1
54002-8041 - OUI of Liquor or Drugs - OUI Alcohol	2	2
98000 - Suspicious / Non-Criminal	1	1
Totals	20	20

Monroe County Sheriff's Office

STATS - Bedford Out of Contract Report

Printed on October 2, 2026

Date	Case Number or CFS Number	Deputy	Reason for Out of Contract?	Authorizing Supervisor	# of Hours out of Contract
Bedford Contract					
09/06/26	CFS2684847	Lyons, Dylan	Vehicle assist/available car	Sgt. Hooper	1
09/08/26	SO26-05452	Robar, Brian	Home Invasion arrest / Backup Officer	LT Soille	4
09/09/26	CFS2686202	Brunley, Ryan	CAR DEER PDA / PRIMARY	SGT. HOOPER	0.25
09/11/26	CFS2686616	Brunley, Ryan	PIA WHITEFORD CENTER - PRIMARY	SGT. CARENA	0.25
09/11/26	CFS2686577	Brunley, Ryan	MENTAL HEALTH CRISIS - PRIMARY	SGT. HOOPER	1.25
09/11/26	CFS2686616	Lyons, Dylan	PIA	LT. ELLINGTON	1
09/15/26	CFS2688080	Brunley, Ryan	OVERDOSE/ BACKUP	SGT. HOOPER	0.25
09/15/26	CFS2688048	Brunley, Ryan	TROUBLE WITH SUBJECT/ PRIMARY	SGT. HOOPER	0.5
09/15/26	CFS2688058	Brunley, Ryan	JUVELINE/ PRIMARY	SGT. HOOPER	0.5

Total Hours:

9.00

Total Hours:

9.00

Total Records: 9

Monroe County Sheriff's Office

STATS - Bedford Back Fill Report

Printed on October 2, 2026

Date of Back Fill	Contract that was Backfilled	Deputy Assigned	Number of Hours Assigned	Reason / Comments	Assigning Supervisor
Total Hours Backfilled:					

Total Records: 0

4B

BEDFORD TOWNSHIP FIRE DEPARTMENT SEPTEMBER 2026 REPORT



MISSION STATEMENT

The mission of the Bedford Township Fire Department is to save, serve, and protect the citizens and their property to the best of our ability.

VISION STATEMENT

We will strive to be a model of excellence in providing fire protection, emergency services, fire prevention, public education, fire and emergency training, and any other related services at the local, state, and national level.

Incident Breakdown

Incident Types	Incidents
Abdominal pain / problems	7
Accidental alarm	1
Allergic reaction / stings	2
Altered mental status	16
Assault	4
Back pain (non-trauma)	5
Breathing problems	29
CO alarm	4
Cancelled	5
Carbon monoxide release	3
Cardiac arrest	4
Chest pain (non-trauma)	10
Choking	3
Citizen assist / service call	5
Convulsions / seizures	8
Damage assessment	1
Diabetic problems	2
Electrical hazard / short circuit	1
Electrical power line down / arcing / malfunction	19
Eye trauma	1
Fall	37
Fire / smoke alarm	6
Fuel spill / fuel odor	1
Gas leak / gas odor	2
Headache	3
Heart problems	8
Hemorrhage / laceration	9
Law enforcement support	1
Lift assist	19
Malfunctioning alarm	5
Medical alarm	12
Motor vehicle collision	20
Nausea / Vomiting	2
No appropriate choice (medical response)	3
No incident found upon arrival / location error	5
Odor investigation	3
Other outside fire	3
Other traumatic injury	6
Overdose	1
Poisoning	4
Pregnancy / childbirth	1
Psychological / behavior issues	11
Sick case	44
Smoke investigation	2
Stroke / CVA	6
Structural involvement	2
Transfer / interfacility	1
Unconscious victim	14
Unknown problem (medical)	6
Vehicle fire - passenger	2
Well person check	4
Grand Total	373
2025	336

Overlapping Incidents

Overlapping Incidents	31%
One Event	84
Two Events	30
Three Events	10
Four Events	3
Five (+) Events	9
Incidents	136

Transport Destinations

Hospital	Transport Counts
Mercy St. Anne's	7
Mercy St. Vincent's	4
Mercy Sylvania	0
Promedica Flower Hospital	7
Promedica Monroe Mercy	1
Promedica Toledo Hospital	28
University of Toledo	0
Grand Total	47

Training

Assignment Name	Duration (hours)
02: Firefighter Health and Safety	12
05: Firefighter Personal Protective Equipment	12
08: Rescue and Extrication	86
13: Fire Hose	8
14: Fire Streams	8
Aerial Set Up & Scene Placement	8
Daily SCBA Checkout	19.5
Daily vehicle maintenance/inspection, NFPA 1002 4.2	39
EMS	15
Drafting / Straining Operations	0.5
Fire Officer I & II Company Meeting, NFPA 1021	34.25
Firefighter Fitness, NFPA 1500	3.63
Firefighter Safety & Survival	4
NFPA 1021 Incident Scene Management (34701)	22
NFPA 470: HAZMAT Operations Level Refresher	12
NFPA 470: HAZMAT Operations Level Refresher	40
Training Activity	10
Weekly/Monthly Preventitive Maintenance, NFPA 1002 4.2	4
Total Hours	338

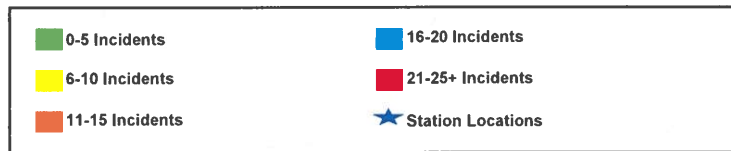
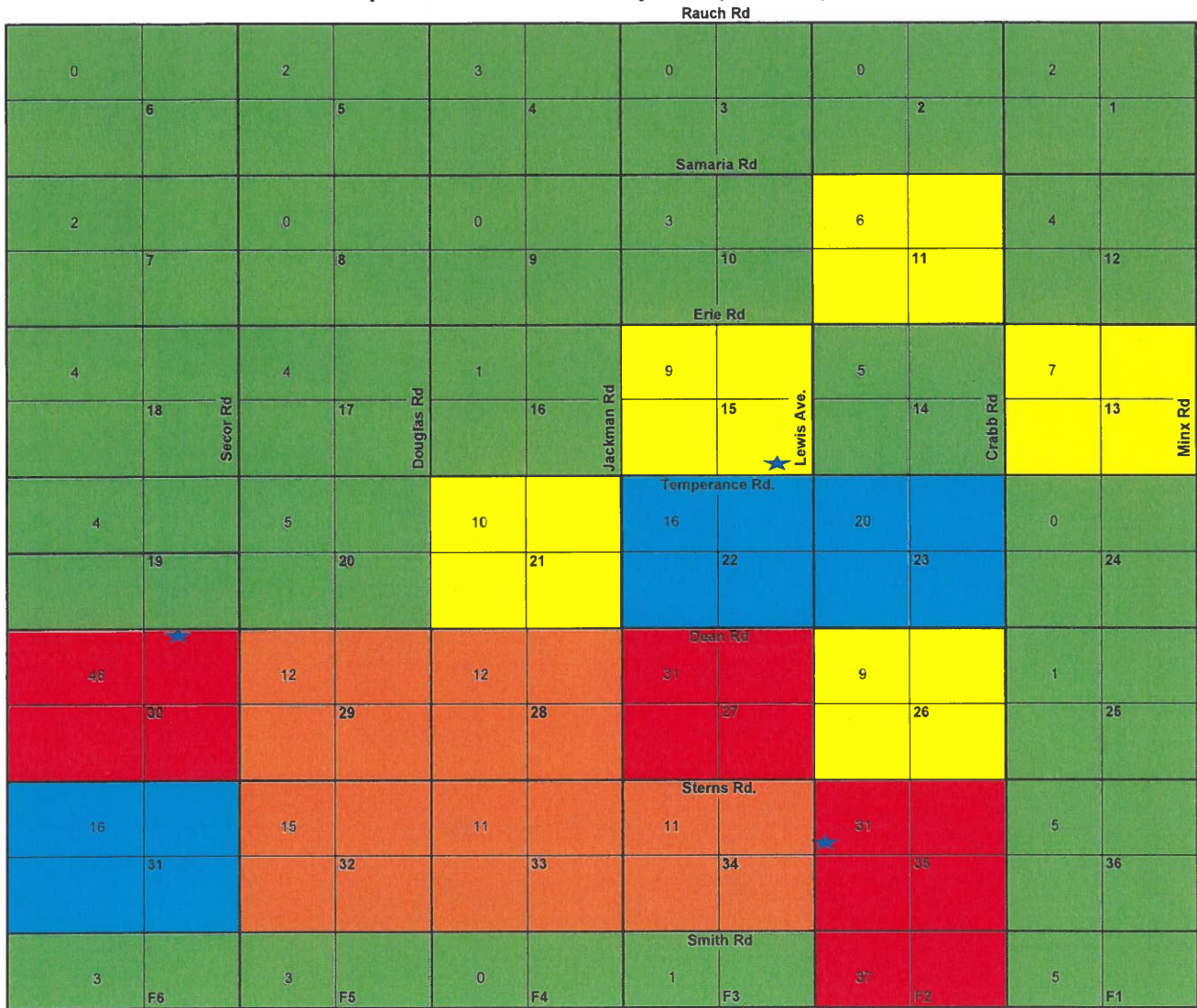
Mutual Aid

Given	Department	Time
	Erie	0:00
	Ida	0:00
	Ottawa Lake - Whiteford	0:00
	Summerfield	0:00
Received	Total	0:00
	Department	Time
	Erie	2:43
	Ida	1:13
	Ottawa Lake - Whiteford	2:43
	Total	6:39

Inspections

Location	Start Inspection	End Inspection	Total Time
Bedford Public Schools Facilities	12:29:00	13:45:00	1:16
Horizon Science Academy	08:10:00	09:15:00	1:05
Bedford Shops Lewis	12:07:00	12:55:00	0:48
Firecreek Plaza	12:40:00	13:00:00	0:20
Firecreek Plaza	13:02:00	13:12:00	0:10
Cosmetic Family Dental	10:05:00	10:40:00	0:35
Cribs to Crayons	13:25:00	13:55:00	0:30
Foundation Place-LP Sterns	11:26:00	12:15:00	0:49
Oodles of Love NORTH	08:20:00	09:15:00	0:55
Bedford Plaza Lewis	12:15:00	13:01:00	0:46
Maintenance/Storage Building Rear	14:14:00	14:30:00	0:16
Samaria Community Center	13:39:00	14:10:00	0:31
White Park	13:09:00	13:29:00	0:20
Bedford Fire Station 3	12:07:00	12:45:00	0:38
Brenda's Family Dining	13:47:00	14:16:00	0:29
Village Pizza & Pub	14:19:00	14:47:00	0:28
Bedford Plaza Lewis	13:31:00	13:46:00	0:15
Bedford Shops Lewis	12:49:00	13:14:00	0:25
Bedford Shops Lewis	13:16:00	13:25:00	0:09
Bedford Township Hall	07:02:00	08:10:00	1:08
Firecreek Plaza	09:25:00	09:47:00	0:22
Lievens Law LLC	11:45:00	12:47:00	1:02
Liquor cabinet/coffee shop	13:51:00	14:12:00	0:21
Liquor cabinet/coffee shop	14:16:00	14:56:00	0:40
Charlie Mops	13:30:00	13:46:00	0:16
Consear Commons	12:50:00	13:16:00	0:26
Bedford Square	09:45:00	10:02:00	0:17
Bedford Square	10:03:00	10:17:00	0:14
Bedford Square	10:41:00	10:57:00	0:16
Foodtown Supermarket-Lewis	07:45:00	08:10:00	0:25
Liberty Corners # 3	12:55:00	13:15:00	0:20
Magdalena's Mexican Restaurant	13:46:00	14:10:00	0:24
Bedford Shoppe Sterns Road	13:19:00	13:33:00	0:14
Bedford Shoppe Sterns Road	13:35:00	13:51:00	0:16
Colonial Common-Sterns	13:53:00	14:09:00	0:16
Kroger Food Store	12:32:00	12:47:00	0:15
Kroger Plaza	14:05:00	14:19:00	0:14
Old Foodtown Bldg	14:27:00	14:44:00	0:17
Old Foodtown Bldg	14:45:00	15:03:00	0:18
Olde Schoolhouse Commons	09:25:00	09:43:00	0:18
Secor 3 Occupants	12:14:00	12:27:00	0:13
Sideline's Italian	11:47:00	12:11:00	0:24
Sideline's Sport Eatery	11:25:00	11:43:00	0:18
A	14:43:00	14:53:00	0:10
Bedford Plaza Lewis	12:20:00	12:40:00	0:20
Bedford Plaza Lewis	12:43:00	12:51:00	0:08
Bedford Shops Lewis	14:22:00	14:23:00	0:01
Bedford Shops Lewis	14:24:00	14:25:00	0:01
Bedford Shops Lewis	14:24:00	14:26:00	0:02
Ciolino Fruit & Vegetable Market	13:10:00	13:20:00	0:10
Clock Tower Plaza	09:55:00	10:12:00	0:17
Cultivation/Dance Bldg	13:46:00	13:52:00	0:06
Deer Creek Commons	10:56:00	11:12:00	0:16
Deer Creek Commons	11:12:00	11:28:00	0:16
Glamour Bridals	13:53:00	13:58:00	0:05
Inverness Community Center	13:57:00	14:08:00	0:11
McDonalds	07:30:00	07:46:00	0:16
Old Foodtown Bldg	09:33:00	09:45:00	0:12
Pinnacle Eye Center	11:45:00	11:57:00	0:12
Premier Vision/Cardinal Staffing Building	14:33:00	14:35:00	0:02
Secor/Sterns Bldg South/East Corner	08:43:00	08:56:00	0:13
Strip Mall Temperance Vet	14:38:00	14:42:00	0:04
Taco Bell	08:15:00	08:29:00	0:14
Tim Horton's	09:19:00	09:32:00	0:13
Urgent Care Mercy Health Lewis/Smith	14:11:00	14:18:00	0:07
Wendy's Hamburg	07:51:00	08:10:00	0:19
Grand Total	66 Inspections		

September 2026 Incidents by Zone (All Shifts)



BEDFORD TOWNSHIP
8100 JACKMAN ROAD, TEMPERANCE, MI 48182
APPROVED PMT. REPORT THROUGH 10/021/2026

7A

CODE	PAGE	TOTAL
101 GENERAL FUND	pg. 1 - 3	\$77,603.69
206 FIRE FUND	pg. 3 - 4	\$8,774.38
211 FIRE EQUIPMENT FUND	pg. 4	\$4,786.16
248 DOWNTOWN DEVELOPMENT AUTHORITY	pg. 4	\$1,138.58
271 LIBRARY FUND	pg. 4	\$5,970.59
405 ROAD CAPITAL IMPROVEMENT FUND	pg. 4	\$197,861.88
549 BUILDING DEPT.	pg. 4 - 5	\$4,331.33
590 SEWER O & M FUND	pg. 5	\$2,787.78
701 TRUST & AGENCY FUND	pg. 5	\$52,259.48
852 SPECIAL ASSESSMENT DEBT SERVICE	pg. 5	\$3,730.00
Grand Total		\$359,243.87

Memorandum

To: Township Board
From: Jodie L. Rector
Date: October 6, 2026



Re: A determination on the request from Decker Properties, MT Carmel, LLC, to rezone from R-2B, Single-Family Residential to RT, Two-Family Residential, parcel number 5802-023-129-11, Excluding the Ann Arbor Railroad portion, located on the east side of Lewis Avenue, North of Dean Road, otherwise known as 8444 Lewis Avenue, Temperance, MI 48182

A public hearing was held and closed with public comments at the August 26, 2026 Planning Commission Meeting for the request from Decker Properties, MT Carmel, LLC, for a rezoning request of Parcel Number 5802-023-129-11, excluding the Ann Arbor Railroad portion, from R-2B, Single Family Residential Zoning District, to RT, Two-Family Residential Zoning District, located on the East side of Lewis Avenue, north of Dean Road, otherwise known as 8444 Lewis Avenue, Temperance, MI 48182. The meeting minutes are included in the packet.

A review analysis of the rezoning request of the subject area, provided by the Township Planning Department and the Township Planner, Lucie Fortin, MSG, concluded the proposed zoning and use is generally consistent with the goals, policies and future land use map of the Township's Master Plan. In summary, the proposed rezoning request for Parcel number 5802-023-129-11 from R-2B (Single Family Residential) to RT (Two Family Residential) is recommended for approval for the following key reasons:

CONCLUSION:

An overall review of the subject area for 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:

Supports the Township's goals: While the Future Land Use Map includes multiple designations on the property, the proposed RT zoning is consistent with the Medium/High-Density Residential designation and supports the Master Plan's objectives related to housing diversity, greater density, and a range of residential development types.

Compatible with surrounding land uses: The proposed zoning would permit residential uses that are generally compatible with the predominantly single-family residential character of the surrounding area. Appropriate buffering, setbacks, landscaping, and other site design measures can be incorporated during subsequent development review to address the transition and any potential conflicts between different residential densities.

Appropriate for the size and characteristics of the property: At approximately 27 acres, the property provides sufficient area to accommodate residential development while allowing for appropriate setbacks, buffering, internal circulation, pedestrian connections, and open space.

Existing infrastructure can support development: Public water and sanitary sewer services are available along Lewis Avenue, and the existing roadway provides access to the property, subject to applicable utility, access, and roadway requirements.

Opportunities exist to protect natural features: The property's wetlands, drain, and wooded areas can be addressed through detailed site planning and the development review process. Future development will be required to incorporate appropriate environmental protection, buffering, and stormwater management.

Supports orderly growth: The proposed zoning provides a reasonable residential development option that is generally consistent with the Township's objectives for accommodating growth while providing a greater diversity of housing types.

After the Planning Commission had discussion and questions from the application, a motion was made to recommend to approve the rezoning request.

MOTION BY BUSCHMANN, SUPPORTED BY LAKE, TO RECOMMEND TO THE TOWNSHIP BOARD TO GRANT THE REQUEST FROM DECKER PROPERITES, MT CARMEL, LLC TO REZONE FROM R-2B, SINGLE FAMILY RESIDENTIAL TO RT, TWO- FAMILY RESIDENTIAL, ON PARCEL NUMBER 5802-023-129-11, EXCLUDING THE ANN ARBOR RAILROAD PORTION, LOCATED ON THE EAST SIDE OF LEWIS AVENUE, NORTH OF DEAN ROAD, OTHERWISE KNOWN AS 8444 LEWIS AVENUE, TEMPERANCE, MI 48182 DUE TO THE PROPOSED REZONING SUPPORTS THE TOWNSHIP'S GOALS AND MASTER PLAN OBJECTIVES, COMPATIBLE WITH SURROUNDING LAND USES, APPROPRIATE FOR THE SIZE AND CHARACTERISTICS OF THE PROPERTY,

EXISTING INFRASTRUCTURE CAN SUPPORT DEVELOPMENT, OPPORTUNITIES EXIST TO PROTECT NATURAL FEATURES, SUPPORTS ORDERLY GROWTH AND CONDITIONED UPON ANY FUTURE DEVELOPMENT IS SUBJECT TO APPLICABLE ZONING, SITE PLAN, ENGINEERING AND BUILDING REQUIREMENTS.

This motion includes an accepted friendly amendment.

Roll call as follows: Voting Aye: Buschmann, Lake, Tremblay, Dersch and Andrews

Voting Nay: None

Excused: Montri

Motion carried.

Thank you-
Jodie Rector

MINUTES- REGULAR MEETING
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
AUGUST 26, 2026

PRESENT:

GRANT ANDREWS, CHAIR
KYLE DERSCH, VICE-CHAIR
JACOB TREMBLAY, SECRETARY
BARRY BUSCHMANN
JAKE LAKE

EXCUSED:

CRAIG MONTRI, TOWNSHIP BOARD LIASION

ABSENT:

NONE

ALSO PRESENT:

MARTY KAMPRATH, LEGAL COUNSEL, LENNARD, GRAHAM & GOLDSMITH
JODIE RECTOR, PLANNING AND ZONING ADMINISTRATOR
KATRINA INGRAM, PLANNING AND ZONING, RECORDING SECRETARY

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

APPROVAL OF THE AGENDA

Motion by Tremblay, supported by Dersch, to approve the agenda. Motion carried.

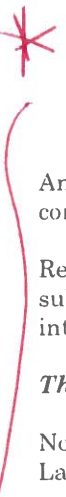
APPROVAL OF THE MINUTES

Motion by Tremblay, supported by Dersch, to approve the minutes of July 22, 2026. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

Gail Keane – Temperance- Ms. Keane requested the commission to go through the CIP process and questioned if the document is available to the public. Ms. Keane questioned if the Planning Commission provides approval prior to requests going to the Township Board when funds are requested from the CIP.

NEW BUSINESS

-  A. OPEN THE PUBLIC HEARING REGARDING THE REQUEST FROM DECKER PROPERTIES, MT CARMEL, LLC TO REZONE FROM R-2B, SINGLE FAMILY RESIDENTIAL TO RT, TWO- FAMILY RESIDENTIAL, ON PARCEL NUMBER 5802-023-129-11, EXCLUDING THE ANN ARBOR RAILROAD PORTION, LOCATED ON THE EAST SIDE OF LEWIS AVENUE, NORTH OF DEAN ROAD, OTHERWISE KNOWN AS 8444 LEWIS AVENUE, TEMPERANCE, MI 48182

Andrews advised the applicant the commission is two members short and offered the option to defer to a meeting where a full commission is present. Mr. Greeley stated he desired to proceed.

Rector read the analysis stating the request is to rezone from R-2B, One-Family Residential to RT, Two-Family Residential. The subject parcel has +/- 95.81 feet of frontage on Lewis Avenue and is approximately +/- 27.354 acres. The applicant has stated the intent is to demo the existing home and accessory building and develop a two-family development.

The surrounding zonings are:

North, R-2B & R-3, Single-Family Residential, South and East, AG & R-2B, Agricultural and Single-Family Residential, South, Our Lady of Mount Carmel Parish, zoned R-2B, Single-Family Residential, and West, R-2B, Single-Family Residential.

Master Plan:

Rector further stated the Township Master plan's Future Land Use Map designates the subject property as Neighborhood Business along Lewis Avenue and then transitions to the east from medium/high density residential to suburban residential. Neighborhood business is recommended to be developed within commercial nodes of the Township including along Lewis Avenue and is intended to meet the day-to-day convenience shopping and service needs of nearby residents. Medium/High Density residential is intended to provide a denser style of residential development including two family and multi-family units to accommodate a diversity of housing and alternatives to traditional subdivision development. Suburban residential is

intended to accommodate neighborhood development and housing for people seeking suburban style amenities found in modern construction such as two or three car garages, larger setbacks for yards, decks, play equipment and swimming pools.

Rector noted a review analysis of the rezoning request of the subject area, provided by the Township Planning Department and the Township Planner, Lucie Fortin, concluded the proposed zoning and use is generally consistent with the goals, policies and future land use map of the Township's Master Plan. In summary, the proposed rezoning request for Parcel number 5802-023-129-11 from R-2B (Single Family Residential) to RT (Two Family Residential) is recommended for approval for the following key reasons:

- **Supports the Township's goals:** While the Future Land Use Map includes multiple designations on the property, the proposed RT zoning is consistent with the **Medium/High-Density Residential** designation and supports the Master Plan's objectives related to housing diversity, greater density, and a range of residential development types.
- **Compatible with surrounding land uses:** The proposed zoning would permit residential uses that are generally compatible with the predominantly single-family residential character of the surrounding area. Appropriate buffering, setbacks, landscaping, and other site design measures can be incorporated during subsequent development review to address the transition and any potential conflicts between different residential densities.
- **Appropriate for the size and characteristics of the property:** At approximately 27 acres, the property provides sufficient area to accommodate residential development while allowing for appropriate setbacks, buffering, internal circulation, pedestrian connections, and open space.
- **Existing infrastructure can support development:** Public water and sanitary sewer services are available along Lewis Avenue, and the existing roadway provides access to the property, subject to applicable utility, access, and roadway requirements.
- **Opportunities exist to protect natural features:** The property's wetlands, drain, and wooded areas can be addressed through detailed site planning and the development review process. Future development will be required to incorporate appropriate environmental protection, buffering, and stormwater management.
- **Supports orderly growth:** The proposed zoning provides a reasonable residential development option that is generally consistent with the Township's objectives for accommodating growth while providing a greater diversity of housing types.

Rector concluded by stating based on these considerations, the **RT, Two-Family Residential** district represents a reasonable zoning designation for the subject property and is generally consistent with the applicable Master Plan objectives and surrounding residential land use pattern. Future development of this property will be subject to subsequent site plan review and compliance with all applicable requirements, including those related to environmental protection, stormwater management, access, buffering, pedestrian connectivity, landscaping, and site and architectural design.

The chair opened the public hearing at 7:11 p.m.

Randy Meyers-8412 Lewis- Mr. Meyers stated opposition to the request as the subject property is adjacent to his property and doesn't mind homes however duplexes are not desired and wildlife utilizes the land.

Beth Laura-8418 Lewis- Ms. Laura stated opposition to the request as she has purchased her property recently which is adjacent to the subject property and was not aware the subject property was for sale. Ms. Laura voiced concern for the wildlife as well as the natural landscape and stated there are other properties that can be developed.

Kevin (Unknown) – 8418 Lewis- Kevin stated opposition to the request as the development is growth, however; desires the developer not to remove the trees and wildlife that exist on the property and questioned the commission if they would want this in their backyard.

Tamara Spears -845 Fairfield- Ms. Spears stated her property backs up to the subject property and affirmed the wildlife utilizes the property and voiced concern for greenspace in the Township and questioned if the rezoning is already determined due to the analysis provided. Ms. Spears questioned if a buffer would be provided and how close the development would be to the existing property owners.

Andrews stated the request tonight is for the rezoning only and any potential development would have to go through the appropriate review and approval process.

Nicholas Tross-817 Fairfield- Mr. Tross stated concern that the desired scope for the property could change from two family to a more intensive use in the future and increasing the density is a concern as well as questioned potential buffering and fencing that may be provided to reduce trespassing.

Susan Roth-811 Fairfield- Ms. Roth stated she has lived at her property since 2000 and the area is wet and marshy and questioned why the applicant would be able to fill the property and stated a ditch has to be regularly cleared out and the development would impact that ditch. Ms. Roth also stated the wildlife will be affected in the area as the area is wooded.

Gail Keane- Temperance- Ms. Keane stated the property is beautiful however understands you only own what you have bought and there is overdevelopment in the Township, however; the concern is the lack of knowing the intent for the rezoning and a plan should be provided. Ms. Keane stated should the rezoning be granted the development would have to go through review and approval by all agencies including EGLE for wetlands. Ms. Keane stated traffic is a concern and the increase in density on the property utilizing one driveway where there is already residential development is a concern. Ms. Keane stated if people are utilizing the property currently, that is trespassing and is illegal.

Scott Szajna-215 W Substation- Mr. Szajna stated the new property owner advised the portion of the property to the east of the railroad would remain agricultural and questioned why that portion cannot be zoned agricultural. Mr. Szajna stated there is property adjacent to the subject parcel on the east side which could then be rezoned in the future and stated concern of denser development spreading.

Andrews stated the request excludes the railroad portion currently. Rector stated a separate rezoning request would have been required defining the portion to be rezoned to Agricultural east of the railroad as the parcel is one parcel excluding only the railroad right-of-way currently. Andrews stated the entire parcel is included for the rezoning request and if that portion to the east of the railroad was desired to be zoned differently that would create a split zoned parcel which is not desirable in the Township. Rector stated at the time of publication the request was for the entire parcel to be rezoned to RT and therefore; was published as such and cannot be changed for the request tonight.

James Binegar-225 W Substation- Mr. Binegar stated he owns property to the east of the railroad and stated there is an oil pipeline as well as the railroad on the east portion of the subject property and the portion east of the railroad is landlocked and was previously advised that portion east of the railroad was a separate parcel from the remainder of the property.

Kaitlynn (Unknown)-8404 Lewis- Kaitlynn stated the property is beautiful and is sad to see the property changing to a denser development. Kaitlynn further stated she was advised the property was not sold yet from the surveyor as well as the church as she desired to purchase a portion of the property. Kaitlynn stated concern for future development and stated the property owner has rights for his property.

Beth Laura-8418 Lewis- Ms. Laura stated she had comments from two neighbors who were unable to attend the meeting tonight, Korinn and Kelly, who both stated opposition to the request. Ms. Laura questioned why more information was not provided to the public as she was informed, she could not have a copy of the public hearing notice and was guided to the website, however; the website is not provided on the public hearing notice.

Gail Keane- Temperance- Ms. Keane stated the property was sold as one piece from the previous property owner to the church and property can be sold without informing anyone. Ms. Keane stated when property is purchased, you only own what you purchase and the property can be sold as desired by the property owner.

The chair closed the public hearing at 7:42 p.m.

Brad Greeley- applicant- Mr. Greeley was present to answer questions.

Andrews stated there were comments on potential uses in the future should the property be rezoned and reviewed the provided land use table which shows the majority of allotted uses are shared by both zoning districts and the only difference is two family attached dwellings are permitted in RT. Andrews stated the request would be to allow two family dwellings to be developed on the property as all other uses are permitted, subject to the ordinance, with the zoning in place currently. Andrews stated the applicant would have to comply with local and state regulations for development no different than any other property. Mr. Greeley stated initially the intent was for single family, homes however; another property was purchased and desired to put denser development on this property while providing decent buffers to the north and south and not impose on the railroad tracks. Mr. Greeley further stated the homes would be more spread out and impose on more of the property if the property stayed single family zoned. Mr. Greeley stated no wetland or other studies have been completed and is currently unsure if the project will be a PUD or platted subdivision, as there is a county drain on the property. Andrews questioned the other property that was purchased. Mr. Greeley stated Ravine View Estates on Smith Road which is going through the PUD process currently for single family homes. Andrews questioned why denser homes were desired on this property instead of Smith Road. Mr. Greeley stated Smith Road was purchased first and this property provides more of a buffer to the neighboring properties. Andrews questioned the conceptual intent at this time for the property. Mr. Greeley stated the conceptual plan initially proposed 94 units, however; did not comply with frontage requirements, so the number of units were reduced to comply with frontage requirements. Mr. Greeley stated the proposed buffer is approximately 100 feet to the properties to the north from the proposed units as well as to the church property to the south. Mr. Greeley further stated single family homes would be closer to the property lines as they only require a 35-foot rear yard setback and would likely have two roads coming into the

parcel. Andrews stated the intent is to consolidate the development to the middle of the property and provide a buffer to the adjacent properties. Mr. Greeley stated it is desirable to maintain trees as they serve as a buffer and the railroad area will not be crossed and the county drain may not be crossed as well.

Rector clarified the analysis is a factual presentation regarding the property's existing zoning, the future land use and the master plan. Rector stated the public hearing notice advises a copy of the application can be viewed at the Township Hall, however; if a copy is desired a FOIA request is required as the application contains personal information. Rector stated she advised property information such as ownership, taxes, permits, etc. can be accessed through the township website.

Buschmann stated a conceptual plan is not required at this time as the request is only for the rezoning and legally cannot require a layout be provided. Buschmann stated crossing the railroad is near impossible and crossing the county drain may also be a costly endeavor. Buschmann further stated should the property be developed as a single-family development the rear setback would be 35 feet compared to the conceptual providing a 100-foot setback. Lake questioned the frontage required for egress/ingress for a development. Buschmann stated the 95' of frontage can accommodate a traditional approach and the MCRC would review the approach during the review process. Dersch stated the only use difference is the two-family residential as all other uses are permitted under single family residential. Lake clarified the property cannot be developed as commercial as the zoning is residential.

Andrews questioned the next steps for a development to proceed on the property. Rector stated the applicant would have to determine whether to develop as a Planned Unit Development (PUD) or a platted subdivision. Rector further stated the PUD process requires a preliminary review where a public hearing is required at the Planning commission, where a recommendation is made and then the Township Board provides a determination. Rector stated if preliminary approval is granted, the project proceeds with submitting to all reviewing agencies for approval prior to the rezoning and final PUD approval where a second public hearing is held at the Planning commission and a recommendation is made and then the Township Board makes a final determination. Rector also noted a PUD agreement and master deed must be reviewed and recorded and a special assessment district for lighting. Rector stated should the applicant desire to do a plat, the plan would come to the planning commission for tentative preliminary plat for a recommendation and then determination from the Township Board and then returns to Planning Commission and Township Board for Final Preliminary Plat. Rector stated then Final Plat goes before the Township Board where deed restrictions are provided, streetlight assessment district and the plan then will move forward with requirements from the state plat board.

Andrews stated the request tonight is whether this rezoning is desirable for the specific parcel and there are multiple steps prior to any development commencing on the property. Andrews stated the public will have the ability to attend those meetings as well during that review process. Andrews referred to the Master Plan future land use map which is reviewed every 5 years and amended every 10 years and stated the subject parcel is desired for commercial and residential with agricultural to the east. Andrews stated Lewis Avenue corridor is commercial and the intent is to concentrate commercial to those corridors and as you move away from Lewis Avenue the intensity of the uses decreases to residential uses. Andrews further stated multi family is more intense than single family, however; is less intense than commercial uses. Lake stated the future land use is from the master plan and may show commercial is intended in the area. However; the properties are currently zoned residential. Lake stated the property extends beyond the railroad and questioned the intent for that portion of the property. Mr. Greeley stated the development would not cross the railroad and the property to the east would have to be added to a contiguous property. Rector stated the portion of the property east of the railroad would have to be rezoned as the contiguous properties are Agriculturally zoned and the subject property is not. Rector further stated that portion of the property would have to be combined to an adjacent property so as not to become landlocked. Tremblay stated a land division would have to be completed. Greeley stated the process to split that portion off is lengthy as well as costly. Andrews stated a motion of recommendation to the Township Board is desired at this time.

MOTION BY BUSCHMANN, SUPPORTED BY LAKE, TO RECOMMEND TO THE TOWNSHIP BOARD TO GRANT THE REQUEST FROM DECKER PROPERTIES, MT CARMEL, LLC TO REZONE FROM R-2B, SINGLE FAMILY RESIDENTIAL TO RT, TWO- FAMILY RESIDENTIAL, ON PARCEL NUMBER 5802-023-129-11, EXCLUDING THE ANN ARBOR RAILROAD PORTION, LOCATED ON THE EAST SIDE OF LEWIS AVENUE, NORTH OF DEAN ROAD, OTHERWISE KNOWN AS 8444 LEWIS AVENUE, TEMPERANCE, MI 48182 DUE TO THE PROPOSED REZONING SUPPORTS THE TOWNSHIP'S GOALS AND MASTER PLAN OBJECTIVES, COMPATIBLE WITH SURROUNDING LAND USES, APPROPRIATE FOR THE SIZE AND CHARACTERISTICS OF THE PROPERTY, EXISTING INFRASTRUCTURE CAN SUPPORT DEVELOPMENT, OPPORTUNITIES EXIST TO PROTECT NATURAL FEATURES, SUPPORTS ORDERLY GROWTH AND CONDITIONED UPON ANY FUTURE DEVELOPMENT IS SUBJECT TO APPLICABLE ZONING, SITE PLAN, ENGINEERING AND BUILDING REQUIREMENTS.

This motion includes an accepted friendly amendment.

Roll call as follows: Voting Aye: Buschmann, Lake, Tremblay, Dersch and Andrews

Voting Nay: None

Excused: Montri

Motion carried.

Rector stated this request will be request to go before the Township Board for a determination at the September 15, 2026 meeting.

OLD BUSINESS

A. CAPITAL IMPROVEMENT PLAN ALLOCATION OF \$400,000 FOR FY2027

Rector stated in speaking with Mr. Miller, Township finance manager, \$400,000 was approved by the Township Board for Fiscal year 2027 however was not allocated within the CIP. Rector stated the CIP will return to the Planning Commission in September regarding the proposed replacement values and replacement years and will review for FY2028. Rector stated the Deputy Supervisor advised the desire to increase Carr Grove Pavilion allocation as the proposed replacement will be in FY2027 and \$125,000 is currently allocated. Andrews stated the Michigan Planning Enabling Act requires townships with a Sewer Treatment Plant to have a capital improvement plan for assets within the Township. Andrews stated the assets are then ranked within the CIP and an allocation amount is determined for each fiscal year by the Planning Commission and determined by the Township Board. Andrews stated typically the funds are allocated prior to the budget approval however the \$400,000 was approved for FY2027 and needs allocated. Buschmann stated accurate estimates were requested for the assets. Rector stated the Park commission is working on amending their assets and that information as well as other departments will come to the commission in September to amend for FY2028. Andrews stated the meeting in September will be reviewing the values, rankings and replacement years to provide better information. Andrews stated the allocation of \$400,00 has been approved by the Township Board and can be allocated by the Planning Commission and does not need reapproval by the Township Board. Rector confirmed. Lake stated those items listed under essential should be fully funded initially and then move down to acceptable once they are funded. Andrews stated essential items should be funded initially and once funded can be moved to acceptable. Dersch questioned moving allocated funds from items that are not desired to be completed for many years. Rector stated she was advised by Mr. Miller allocated funds cannot be moved within the CIP. Discussion continued on the FY2027 allocation and moving \$10,000 to fund the Carr Grove Pavilion. Lake stated the Banner Oak school proposed allocation could be reduced by \$10,000 and move that funding to the Carr Grove Pavilion. Andrews stated Banner Oak school is listed as desirable and funds could be moved from an acceptable item as those have the furthest replacement dates to allow time to allocate funds. Andrews proposed reducing the proposed allocation for Township Hall and Substation rehab from \$30,000 to \$20,000 for FY2027 and allocating that \$10,000 to Carr Grove Pavilion. The commission agreed. Discussion continued on the engineering fees being pulled from the CIP funding. Lake stated he supported the remaining allocations as provided by Andrews for FY2027.

MOTION BY TREMBLAY, SUPPORTED BY LAKE, TO APPROVE THE FY2027 ALLOCATIONS AS PRESENTED WITH THE AMENDMENT OF REDUCING THE LINE ITEM UNDER ACCEPTABLE FOR THE TOWNSHIP HALL AND SUBSTATION REHAB TO \$20,000 HAVING AN ESTIMATED REPLACEMENT YEAR OF 2057 AND ALLOCATING \$10,000 TO CARR GROVE PAVILION WITH AN ESTIMATED REPLACEMENT YEAR OF 2027.

Roll call as follows: Voting Aye: Tremblay, Lake, Buschmann, Dersch and Andrews

Voting Nay: None

Excused: Montri

Motion carried.

PUBLIC COMMENT -

Beth Laura-8418 Lewis- Ms. Laura questioned what PUD stands for as well as stated the 100-foot buffer is appreciated and questioned if fencing is being proposed. Ms. Laura stated the applicant advised surveys are expensive, however; the property was purchased for over \$400,000. Ms. Laura questioned the estimated timeline for development to be completed and questioned if the motion was to recommend.

Buschmann stated an estimate for development cannot be provided as there are several variables that could affect the project. Andrews stated the Planning Commission recommended to approve the rezoning to the Township Board.

Randy Meyer-8412 Lewis- Mr. Meyer stated subdivisions are destroying the Township and there is no land for the animals and the Township is becoming Toledo. Mr. Meyer stated accessing Lewis Avenue is difficult already.

Dick Krerowitz- 825 Fairfield- Mr. Krerowitz stated opposition to the rezoning request and stated the applicant is developing the property and is not considering the neighbors. Mr. Krerowitz stated the proposed development will increase traffic and impact wildlife in the area.

Tammie Spears-845 Fairfield- Ms. Spears questioned the proposed buffer for single family versus two family development and stated she owns two acres and desires to stay at the property. Ms. Spears stated concern for the traffic pattern and if that will be

considered with development. Ms. Spears further stated desire for a portion of the property to remain as green space and noted the Banner Oak school is history and is important.

Andrews stated the proposed setback was greater for two family residential compared to single family residential on the conceptual plan. Andrews stated traffic impact will be reviewed during development review.

Gail Keane- Temperance- Ms. Keane stated if the Planning Commission allocates an amount that money should be allocated as requested. Ms. Keane stated urban sprawl has been going on for too long to try to stop it now and people have rights to sell and buy property as long as it fits within the laws. Ms. Keane stated engineering fees for assets should not be taken from the CIP funds.

INFORMATION –

Rector stated the next Planning Commission meeting is scheduled for September 9, 2026 and there is a public hearing scheduled and one other item scheduled. Rector requested to advise if unable to attend as soon as possible as the Commission is still one member short. Rector stated the CIP will return at the September 23, 2026 meeting and desire to have that be the only item on the agenda.

COMMISSION / STAFF COMMENT –

None

ADJOURNMENT –

The meeting was duly adjourned at 8:51 p.m.

Respectfully submitted,
Katrina Ingram, Recording Secretary

Bedford Township

Planning Commission-REZONING REQUEST Site Analysis

Date:	August 26, 2026
Applicant:	Decker Properties, MT Carmel, LLC 751 S. Center Street Adrian, MI 49221
Owner:	Decker Properties, MT Carmel, LLC 751 S. Center Street Adrian, MI 49221
Subject Site Address:	8444 Lewis Avenue Temperance, MI 48182
Current Zoning:	R-2B, Single-Family Residential
Requested Zoning:	RT, Two-Family Residential
Parcel Number and Size:	5802-023-129-11, +/- 27.354 acres
Notice Publication Date:	August 11, 2026

Request:

The request is to rezone from R-2B, One-Family Residential to RT, Two-Family Residential. The subject parcel has +/- 95.81 feet of frontage on Lewis Avenue and is approximately +/- 27.354 acres. The applicant has stated the intent is to demo the existing home and accessory building and develop a two-family development.

The surrounding zonings are:

North, R-2B & R-3, Single-Family Residential, South and East, AG & R-2B, Agricultural and Single-Family Residential, South, Our Lady of Mount Carmel Parish, zoned R-2B, Single-Family Residential, and West, R-2B, Single-Family Residential.

Master Plan:

The Township Master plan's Future Land Use Map designates the subject property as Neighborhood Business along Lewis Avenue and then transitions to the east from medium/high density residential to suburban residential. Neighborhood business is recommended to be developed within commercial nodes of the Township including along Lewis Avenue and is intended to meet the day-to-day convenience shopping and service needs of nearby residents. Medium/High Density residential is intended to provide a denser style of residential development including two family and multi-family units to accommodate a diversity of housing and alternatives to traditional subdivision development. Suburban residential is intended to accommodate neighborhood development and housing for people seeking suburban style amenities found in modern construction such as two or three car garages, larger setbacks for yards, decks, play equipment and swimming pools. (master plan included).

A review analysis of the rezoning request of the subject area, provided by the Township Planning Department and the Township Planner, Lucie Fortin, concluded the proposed zoning and use is generally consistent with the goals, policies and future land use map of the Township's Master Plan. In summary, the proposed rezoning request for Parcel number 5802-023-129-11 from R-2B (Single Family Residential) to RT (Two Family Residential) is recommended for approval for the following key reasons:

Supports the Township's goals: While the Future Land Use Map includes multiple designations on the property, the proposed RT zoning is consistent with the Medium/High-Density Residential designation and supports the Master Plan's objectives related to housing diversity, greater density, and a range of residential development types.

Compatible with surrounding land uses: The proposed zoning would permit residential uses that are generally compatible with the predominantly single-family residential character of the surrounding area. Appropriate buffering, setbacks, landscaping, and other site design measures can be incorporated during subsequent development review to address the transition and any potential conflicts between different residential densities.

Appropriate for the size and characteristics of the property: At approximately 27 acres, the property provides sufficient area to accommodate residential development while allowing for appropriate setbacks, buffering, internal circulation, pedestrian connections, and open space.

Existing infrastructure can support development: Public water and sanitary sewer services are available along Lewis Avenue, and the existing roadway provides access to the property, subject to applicable utility, access, and roadway requirements.

Opportunities exist to protect natural features: The property's wetlands, drain, and wooded areas can be addressed through detailed site planning and the development review process. Future development will be required to incorporate appropriate environmental protection, buffering, and stormwater management.

Supports orderly growth: The proposed zoning provides a reasonable residential development option that is generally consistent with the Township's objectives for accommodating growth while providing a greater diversity of housing types.

Based on these considerations, the RT, Two-Family Residential district represents a reasonable zoning designation for the subject property and is generally consistent with the applicable Master Plan objectives and surrounding residential land use pattern. Future development of this property will be subject to subsequent site plan review and compliance with all applicable requirements, including those related to environmental protection, stormwater management, access, buffering, pedestrian connectivity, landscaping, and site and architectural design.

Analysis prepared by Jodie L. Rector

BEDFORD TOWNSHIP PLANNING COMMISSION
APPLICATION FOR ZONING CHANGE OR AMENDMENT

1. 58-02-003-129-14 27.4 Acres
Parcel Number Number of Acres
8444 Lewis Ave., Temperance, MI 48180
Address City / State / Zip
2. Decker Properties - MT. Carmel LLC
Property Owner(s) Phone Fax
751 S. Center St. Adrian, MI 49021
Address City / State / Zip

E-mail Address (used for meeting notification purposes when a fax option is not available)

3. Zoning Change Requested By: (if different than owner)

Name Phone Fax
Address City / State / Zip

4. Current Zoning R-2B Requested Zoning RT
Residential Proposed
Use of Property (Attach Plot Plan)

5. I (We), Marci Sinay, property owner(s), hereby grant permission for members of the Bedford Township Planning Commission, Planning Department staff, and consultants to enter the above-described property for the purpose of gathering information related to this application. (Note to applicant: Failure to grant permission to enter this property will not affect any decision regarding your application.)

MSinay Marci Sinay 7-9-26
Signature Typed/Printed Name Date
Signature Typed/Printed Name Date

6. **PLEASE READ BEFORE SIGNING THIS APPLICATION**

The applicant may be requested to provide additional information by the Planning Commission or Township Board. You may include any information that you believe will be of assistance in reaching a decision, however, any decision by the Township will be based on the appropriateness of the proposed zoning change in relation to the Township Master Plan as well as surrounding land zoning and uses. In the event your escrow account for this project is found to be insufficient, your signature below indicates that you agree to remit additional funds to rectify the account. Your signature below also indicates that you have read and understand the accompanying literature "Planning & Zoning Procedures: The Rezoning Process" and the fee schedule.

MSinay Marci Sinay 7-9-26
Signature Typed/Printed Name Date
Signature Typed/Printed Name Date

Application Accepted By: [Signature] 7/10/26
Planning Department Rep Date Copy Given To Applicant
App. or Rep. Initials

Due to 2 absences 8/12/26
Applicant advised to move forward to PC meeting 8/26/26

August 14, 2026

**Bedford Township
Planning Commission**

8100 Jackman Road
Temperance, Michigan 48182-0607

Subject:	Rezoning Request Review Proposed Rezoning from R-2B, Single-Family Residential, to RT, Two-Family Residential
Owners/Applicants:	Decker Properties - MT Carmel LLC
Location:	8444 Lewis Avenue, Temperance, MI 48182 (Parcel # 5802-023-129-11 – recently recorded)
Current Zoning:	R-2B, Single-Family Residential
Proposed Zoning:	RT, Two-Family Residential District
Date of Public Hearing:	August 26, 2026

Dear Planning Commission members:

We have reviewed a rezoning request for a property located on Lewis Avenue between Dean and Temperance Roads. The request seeks to change the zoning designation of the property from R-2B, Single-Family Residential District to RT, Two-Family Residential District. This review provides an overview of the property, a description of the current and planned land uses, the zoning of the adjoining properties, and a discussion of key planning considerations relevant to this request.

1. OVERVIEW AND PROCEDURE

The subject property covers approximately 27 acres and currently contains a single-family residence. The applicant seeks to develop two-family homes on the property, which is not permitted under the existing single-family residential zoning.

Article XXV of the Zoning Ordinance governs changes and amendments to zoning classifications. Since the Township does not have specific review standards for rezoning requests, we have applied best-practice planning principles used to evaluate such applications.

The procedures for granting a rezoning request are as follows:

1. The Planning Commission conducts a public hearing, reviews the application, and makes a recommendation to the Township Board to approve or deny the request.
2. The Township Board then reviews the Planning Commission's recommendation and makes the final decision on the rezoning request.

Figure 1: Location Map



2. SURROUNDING EXISTING LAND USE, ZONING AND PLANNED USES

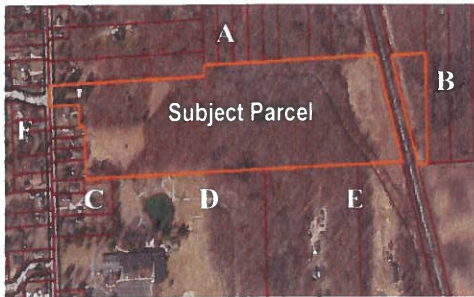
Adjacent land uses, zoning districts, and future land uses are presented in Table 1 and depicted in Figure 2.

Table 1. Adjacent Property Land Use, Zoning, and Planned Use

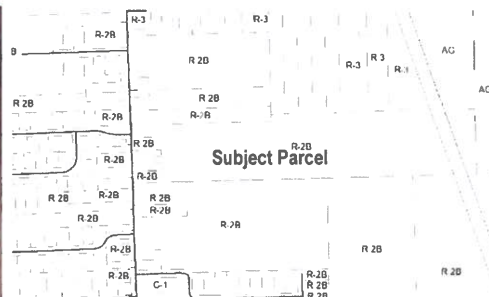
Key		Existing Land Use	Zoning District	Future Land Use
A	North	Single Family Homes	R-2B & R-3, Single Family Residential	Neighborhood Business, Medium/High Density Residential, Suburban Residential & Agricultural
B	East	Single Family Homes	AG, Agricultural	Agricultural
C	South	Single Family Homes	R-2B, Single Family Residential	Neighborhood Business
D	South	Our Lady of Mt. Carmel Church and Cemetery	R-2B, Single Family Residential	Neighborhood Business & Medium/High Density Residential
E	South	Single Family Homes	R-2B, Single Family Residential	Suburban Residential
F	West	Single Family Homes	R-2B, Single Family Residential	Neighborhood Business & Suburban Residential

Figure 2. Adjacent Properties

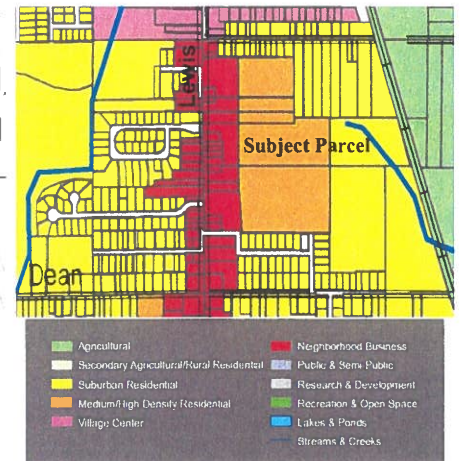
Existing Land Use



Existing Zoning Map



Future Land Use



3. ZONING DISTRICT COMPARISON

As stated in the Township Zoning Ordinance, single family residential zoning is intended to provide an environment of predominantly low density, one-family detached dwellings along with other residentially related facilities which serve the residents in the district. In contrast, the two-family residential district (RT) is designed to afford a transition of use in existing housing areas by permitting new construction, or conversion of existing structures, between adjacent residential and commercial, office, thoroughfares or other uses which would affect residential character. It also allows the construction of new two-family dwellings where slightly greater densities are permitted.

For comparison, the permitted uses and dimensional requirements for both R-2B (Single-Family Residential) and RT (Two-Family Residential) are summarized in Tables 2 and 3 below.

Table 2. Uses Permitted

P: Uses permitted by right - P^S: Uses subject to special conditions - S: Uses subject to special approval (i.e., special land use)

Land Use	R-2B Single Family	RT Two Family
One-family detached dwellings	P	P
Public libraries, recreational facilities, parkways and park facilities	P	P
Cemeteries	P/ P ^S	P/ P ^S
Public, parochial and other private elementary schools (not for profit)	P	P
Family day care homes	P	P
Pools	P	P
Places of worship	P ^S	P ^S
Public, parochial and other private intermediate and secondary schools (not for profit)	P ^S	P ^S
Golf courses	P ^S	P ^S
Colleges, universities and other such institutions of higher learning, public and private	P ^S	P ^S
Public utility and public service buildings and uses	S	S
Childcare centers	S	S
Group day care homes	S	S
Private noncommercial recreational areas	S	S
Ponds	S	S
Private Stables and Private Kennels	S	S
Two-Family dwellings		P

Table 3. Area and Bulk Requirements

Zoning District	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Yard Setback (Feet)	Minimum Building Floor Area (Square Feet)	Minimum Building Height (Feet)
R-2B	15,000 without sewer 10,000 with sewer	80	57 from Lewis	8 least one/ 20 both	35	900	35
RT	4,000/unit	40/unit	62 from Lewis	25 from 1-family, 10 from 2-family, 15 from other	35	720	35

4. REZONING REVIEW

When evaluating requests to change a zoning classification, several factors must be considered. The fundamental question is whether the property proposed for rezoning is suitable for any of the uses permitted in the new zoning district, rather than focusing solely on the applicant's stated proposed use. The following key factors and criteria should guide the Planning Commission and Township Board in their review and decision-making process.

(A) Consistency with the goals, policies and future land use map of the Township Master Plan.

The Township Master Plan's Future Land Use Map designates the subject property within three future land use categories:

1. **Neighborhood Business** along Lewis Avenue,
2. **Medium/High Density Residential**, and
3. **Suburban Residential** along the rear end.

Neighborhood Business areas are identified as locations appropriate for retail, services, offices, and other uses that provide employment, commerce, and economic growth. These areas are recommended to be developed within commercial nodes, such as Village Centers, and along corridors such as Lewis Avenue. The intent is to provide for the day-to-day convenience shopping and service needs of nearby residents.

Medium/High-Density Residential areas are intended to accommodate two-family and multifamily residential development and provide a denser form of residential development. This designation is intended to support a diversity of housing types and provide alternatives to traditional subdivision development.

Suburban Residential areas are intended primarily for single-family dwelling units and neighborhood development. This designation is intended to accommodate residents seeking suburban-style amenities, such as two- or three-car garages, larger yard setbacks, decks, play equipment, and swimming pools.

Relevant goals and objectives identified in the Township Master Plan include:

GREAT NEIGHBORHOODS & HOUSING

Goal 1 | Strengthen and enhance Bedford's residential neighborhoods, providing a range of high-quality housing opportunities that meet the needs of all residents.

Objectives:

- 1.1. Ensure that new developments harmoniously integrate into the environment and complement the character of existing uses by developing design standards that reflect the Township's high-quality expectations.
- 1.2. Support existing neighborhoods and foster compatible development/redevelopment of vacant properties.
- 1.3. Expand housing opportunities to cater to all stages of life, including young professionals, young families, aging adults, and others within the lower and medium income range.
- 1.4. Promote and direct higher density housing development in the Village Centers, and in other, limited areas of the Township, fostering a mix of uses including residential development integrated with commercial and office uses, community services, and improved walkability and connectivity to adjoining areas.
- 1.5. Promote rehabilitation of aging housing and eliminate blight.
- 1.6. Increase street and sidewalk connectivity to promote walkable, livable neighborhoods.
- 1.7. Strengthen buffers between conflicting land uses such as low and high intensity residential developments.
- 1.8. Support new residential development in areas of the Township with adequate infrastructure.

In addition, the preferred development strategies for the area in which the property is located are outlined in the Township Master Plan and reinforce these objectives:

Preferred Development Strategies

1. **Strengthen neighborhoods** by promoting housing rehabilitation and enforcing property maintenance standards through targeted code enforcement.
2. **Diversify housing options** by permitting smaller lots, compact homes, and accessory dwelling units where appropriate.
3. **Support lifelong residency** by creating housing choices that allow residents to age in place.
4. **Build complete neighborhoods** by ensuring new development connects residents to essential amenities like parks, schools, the library, and employment centers.
5. **Leverage existing tools** like planned unit development and open space development regulations to create cohesive neighborhoods.
6. **Establish incentives** and architectural guidelines/standards for high-quality mixed residential development within or in proximity to Bedford's existing Village Centers.
7. **Enhance quality of life** by requiring new developments to include connected sidewalks, green spaces, bike paths, street trees, and attractive lighting.
8. **Protect neighborhood character** by strengthening standards that buffer residential areas from commercial and non-residential development.
9. **Add sidewalks and/or pathways** to accommodate safe walking and bicycling and to connect neighborhoods to each other and to community facilities and destinations such as schools, parks, shopping, and places of employment.
10. **Expand transportation networks** by partnering with regional agencies and neighboring communities to strengthen both vehicle and pedestrian connections.
11. **Target infrastructure investments** by upgrading utilities in developed and planned residential areas while avoiding extensions into agricultural preservation zones.
12. **Protect natural resources** by monitoring flood hazard zones and environmentally sensitive areas.
13. **Preserve agricultural integrity** by restricting large-lot development to areas that will not fragment active farmland.
14. **Align regulations** by regularly updating the Zoning Ordinance to reflect Master Plan objectives and development strategies.

The proposed **RT, Two-Family Residential** Zoning District would provide a use that is partially consistent with the Future Land Use Map and generally consistent with the applicable goals and objectives of the Township Master Plan. The RT district would provide for higher-density residential development and support several of the housing and development objectives identified in the Master Plan.

However, protection of the property's natural features needs to be an important consideration. The subject property contains environmentally sensitive features, including a drain, wetlands, and wooded areas. Any future development should respect and preserve these features to the extent practicable while also meeting the Township's expectations for high-quality development, including sidewalk connectivity, appropriate buffering, and high-quality architectural design.

(B) Compatibility of all the potential uses allowed in the proposed zoning districts with surrounding uses and zoning in terms of density, nature or use, and potential influence on property values and local economy.

The surrounding area consists primarily of single-family homes, in addition to the Our Lady of Mt. Carmel Church and Cemetery located adjacent to the southern boundary of the property.

The potential uses permitted under the proposed RT zoning district are generally similar in land use and character to those permitted in the surrounding single-family residential districts. As outlined in Table 2, the primary difference between the **R-2B (Single-Family Residential)** and **RT (Two-Family Residential)** zoning districts is density since the RT district permits two-family residential uses.

(C) Consistency with the trends in land development in the general vicinity of the subject property.

Bedford Township has identified attracting and retaining young professionals and families, as well as providing a diversity of housing options, as priorities for the Township. Recent development patterns in the vicinity of the subject property include higher-density residential development and local retail and service uses to the south.

The proposed RT zoning is generally consistent with these development trends and would support the Township's objectives for providing additional housing choices and accommodating appropriate residential growth in the area.

(D) Ability of the site to be reasonably developed with one of the uses permitted under the proposed zoning.

The approximately 27-acre property has 96 feet of frontage on Lewis Avenue. The site has sufficient area and frontage to accommodate two-family dwelling or access to a two-family residential development, subject to applicable zoning, site plan, engineering, and building requirements.

(E) Compatibility of the site's environmental conditions (i.e., air, water, noise, stormwater management, soils, wildlife, vegetation, etc.) with the host of uses permitted in the proposed zoning district.

The property is currently developed with a single-family residence and contains a drain, wetlands, and a substantial wooded area. The property appears to have adequate area to provide appropriate buffering and screening to mitigate potential impacts associated with higher-density residential development on adjacent land uses.

Environmental considerations, including the protection of wetlands, drainage features, wooded areas, and other natural resources, will require additional evaluation during the site plan review process and design development of the property.

(F) Capacity of Township infrastructure and services (i.e., water, sewage, drainage, roadways, emergency services, etc.) to accommodate the uses permitted in the requested district without compromising public health, safety or welfare.

Public sanitary sewer and water services are available along Lewis Avenue. At this location, Lewis Avenue is a two-lane roadway with paved shoulders. Access to any future development on the property will be subject to applicable Road Commission standards, including requirements for driveway or access-point design and layout.

Given the existing utility and transportation infrastructure, the site appears capable of accommodating development under the proposed RT zoning district without adversely affecting public health, safety, or welfare, subject to detailed review of the proposed development and required improvements.

(G) Where a rezoning is reasonable, given the above criteria, a determination that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district.

The RT, Two-Family Residential District is the zoning designation that specifically permits two-family dwellings. Amending the list of permitted uses within the existing R-2B district to allow two-family dwellings would not be appropriate because the R-2B district is intended to provide for single-family residential development.

Accordingly, if the intent is to permit two-family residential development on the subject property, the RT zoning district is more appropriate than amending the permitted-use regulations of the R-2B district.

5. RECOMMENDATION

In conclusion, the proposed rezoning request for Parcel number 5802-023-129-11 from R-2B (Single Family Residential) to RT (Two Family Residential) is recommended for approval for the following key reasons:

- **Supports the Township's goals:** While the Future Land Use Map includes multiple designations on the property, the proposed RT zoning is consistent with the **Medium/High-Density Residential** designation and supports the Master Plan's objectives related to housing diversity, greater density, and a range of residential development types.
- **Compatible with surrounding land uses:** The proposed zoning would permit residential uses that are generally compatible with the predominantly single-family residential character of the surrounding area. Appropriate buffering, setbacks, landscaping, and other site design measures can be incorporated during subsequent development review to address the transition and any potential conflicts between different residential densities.
- **Appropriate for the size and characteristics of the property:** At approximately 27 acres, the property provides sufficient area to accommodate residential development while allowing for appropriate setbacks, buffering, internal circulation, pedestrian connections, and open space.
- **Existing infrastructure can support development:** Public water and sanitary sewer services are available along Lewis Avenue, and the existing roadway provides access to the property, subject to applicable utility, access, and roadway requirements.
- **Opportunities exist to protect natural features:** The property's wetlands, drain, and wooded areas can be addressed through detailed site planning and the development review process. Future development will be required to incorporate appropriate environmental protection, buffering, and stormwater management.
- **Supports orderly growth:** The proposed zoning provides a reasonable residential development option that is generally consistent with the Township's objectives for accommodating growth while providing a greater diversity of housing types.

Based on these considerations, the **RT, Two-Family Residential** district represents a reasonable zoning designation for the subject property and is generally consistent with the applicable Master Plan objectives and surrounding residential land use pattern. Future development of this property will be subject to subsequent site plan review and compliance with all applicable requirements, including those related to environmental protection, stormwater management, access, buffering, pedestrian connectivity, landscaping, and site and architectural design.

Jodie Rector & Katrina Ingram
Bedford Township Planning Department
Planning & Zoning

Lucie Fortin, AICP, LLA
Bedford Township Planning Consultant
The Mannik & Smith Group, Inc.



BEDFORD TOWN

7C

Memo:

To: Township Board Members

From: Al Prieur

Date: 10-13-26

Re: Approve three Engineering firms for Bedford township use

I am looking for the board to approve Spicer Group, David Arthur Consultants, and OHM Advisors to provide engineering services to Bedford Township.

Each firm offers different and overlapping areas of expertise that can benefit the Township. Spicer Group provides services in roadway design, drainage, water and sewer infrastructure, and construction inspection. David Arthur Consultants specializes in civil engineering, site development, surveying, stormwater management, and construction administration. OHM Advisors offers a broad range of services, including municipal engineering, traffic and road safety studies, infrastructure planning, parks, and grant assistance.

Spicer Group

- Road design and reconstruction
- Stormwater management and drainage
- Water and sewer infrastructure
- Construction inspection and project oversight
- Site reviews and Development reviews

David Arthur Consultants

- Civil engineering and site development
- Subdivision and private road review
- Stormwater management and erosion control
- Land surveying and construction administration
- Site reviews and Development reviews

OHM Advisors

- General municipal engineering
- Traffic studies and road safety improvements
- Capital improvement planning and infrastructure assessments
- Parks, public facilities, and grant assistance

- **Site reviews and Development reviews**
- **Capital asset planning and asset management services**

Engaging all three firms would provide the Township with access to a broader range of engineering expertise and allow projects to be assigned based on each firm's qualifications, experience, availability, and the specific needs of the project. This approach would also provide flexibility as the Township addresses its ongoing infrastructure, road, drainage, and facility improvement needs.

Spicer Group is a full-service consulting firm founded in 1944, bringing 82 years of experience and a team of more than 400 employees to as-needed engineering and professional consulting assignments. We provide integrated engineering, surveying, architecture, landscape architecture, community planning, construction engineering, and information management services for public and private clients. Core services include civil, structural, electrical, mechanical, environmental, transportation, utility, water and wastewater, and watershed engineering; surveying, mapping, and GIS/Data Management; architecture and landscape architecture; community and recreation planning; park, pathway, and trail design; grant writing and fund development; construction management; and construction-phase support. This broad in-house capability enables Spicer Group to deliver timely, coordinated support that can be scaled to each client's priorities, from planning and preliminary evaluation through design, permitting, bidding, construction, and closeout.

Spicer Group provides the following engineering and surveying services to support public and private clients:

- Civil and municipal engineering
- Site engineering and development
- Transportation engineering and pavement design
- Roadway, sidewalk, pathway, and trail design
- Water distribution and wastewater collection engineering
- Water and wastewater process engineering
- Stormwater management and water resources engineering
- Utility engineering
- Structural engineering and inspection
- Electrical engineering
- Mechanical, heating, ventilation, and air conditioning, and plumbing engineering
- Environmental engineering
- Geotechnical engineering and materials testing
- Dam safety and river engineering
- Construction engineering, inspection, materials testing, and construction administration
- Survey services
- Boundary, topographic, and construction surveys
- Aerial mapping
- Geographic information system and data management services
- Mapping services
- Telecommunications and subsurface utility engineering

Rich Graham, PE

Vice President

SPICER GROUP, INC.

Direct: 248-495-2927

www.spicergroup.com

Stronger. Safer. Smarter. Spicer.

Spicer Group, Inc.
Standard Hourly Rates Effective January 2026

Administrative Assistant I	\$88.00	Design Engineer III	\$164.00	Project Coordinator II	\$132.00
Administrative Assistant II	\$100.00	Designer I	\$132.00	Project Coordinator III	\$136.00
Administrative Assistant III	\$108.00	Designer II	\$152.00	Project Engineer I	\$180.00
Architect I	\$140.00	Designer III	\$172.00	Project Engineer II	\$184.00
Architect II	\$172.00	Director	\$260.00	Project Engineer III	\$192.00
Architect III	\$200.00	Environmental Technician	\$132.00	Project Manager I	\$200.00
Assessment Analyst	\$132.00	Executive Vice President	\$280.00	Project Manager II	\$220.00
Bridge Technician I	\$148.00	Field Engineer I	\$148.00	Project Manager III	\$240.00
Client Development Specialist I	\$132.00	Field Engineer II	\$168.00	Project Surveyor I	\$208.00
Client Development Specialist II	\$220.00	Field Manager I	\$148.00	Project Surveyor II	\$244.00
Client Development Specialist III	\$240.00	Field Manager II	\$168.00	Quality Manager	\$188.00
Client IT Technician I	\$132.00	Funding Administrator	\$132.00	Regional Manager	\$224.00
Client IT Technician II	\$176.00	GIS Specialist I	\$152.00	Senior Client Development Specialist	\$248.00
Client IT Technician III	\$220.00	GIS Specialist II	\$160.00	Senior Designer I	\$188.00
Construction Manager I	\$184.00	Intern I	\$88.00	Senior Project Manager I	\$248.00
Construction Manager II	\$194.00	Intern II	\$96.00	Senior Project Manager II	\$288.00
Construction Manager III	\$204.00	Intern III	\$108.00	Senior Technical Advisor	\$248.00
Construction Project Manager I	\$204.00	Intern IV	\$116.00	Senior Technician I	\$136.00
Construction Project Manager II	\$220.00	Landscape Architect I	\$180.00	Senior Technician II	\$164.00
Construction Project Manager III	\$240.00	Landscape Designer I	\$136.00	Senior Vice President	\$272.00
Construction Services Technician I	\$128.00	Landscape Designer II	\$152.00	Staff Biologist	\$132.00
Construction Services Technician II	\$148.00	LiDAR Technician	\$172.00	Survey Technician I	\$104.00
Construction Services Technician III	\$168.00	Materials Lab Manager	\$184.00	Survey Technician II	\$116.00
Controls Technician	\$164.00	Office Technician	\$124.00	Technical Advisor	\$176.00
Crew Chief I	\$156.00	Planner I	\$136.00	Technical Manager	\$192.00
Crew Chief II	\$192.00	Practice Lead	\$232.00	Technician I	\$96.00
Crew Chief III	\$216.00	President/CEO	\$300.00	Technician II	\$108.00
Design Engineer I	\$152.00	Project Administration Manager	\$160.00	Technician III	\$120.00
Design Engineer II	\$160.00	Project Coordinator I	\$112.00	Vice President	\$260.00

Overtime rates for hourly workers will be charged at 1-1/2 times the above rates. Standard Hourly Rates are subject to change on an annual basis.



2018 Winner
Torch Award for
Marketplace Ethics



...
2005 Small Business of the Year
Monroe County, MI Chamber of Commerce

June 8, 2026

Al Prieur, Township Supervisor
Bedford Township
8100 Jackman Rd.
Temperance, MI 48162

Via Email: aprieur@bedfordmi.org

Re: Professional Services for Township

Dear Supervisor Prieur,

David Arthur Consultants Inc., (DAC) is pleased to provide you with this proposal for assisting Bedford Township with professional services on an as-needed basis.

A. SCOPE OF SERVICES

DAC will provide professional services as directed by Bedford Township based upon the attached rate sheet. The Scope of Services will vary for each project. The following procedure will be followed to establish the budget, schedule, and written authorization for each project.

1. Bedford Township will email a potential project to dac@daceng.com.
2. DAC will respond back within 2-3 business days with an estimated cost and schedule.
3. Bedford will provide a written email authorizing DAC to proceed with the project.

B. COST OF SERVICES

Work and travel time will be billed on an hourly basis according to the attached Hourly Rate Schedule. Time spent will be invoiced monthly and due within 15 days of electronic receipt of invoice. All services provided are subject to DAC standard terms and conditions as set forth in our Limited Professional Service Agreement (LPSA).

C. CLOSING

If you find this proposal and attached terms acceptable, please sign and return our LPSA. We appreciate this opportunity to present this proposal and ask that you contact us if you have any questions.

Sincerely,
DAVID ARTHUR CONSULTANTS, INC

Eric Hornback

Eric Hornback
Business Director/CFO

Digitally signed by Eric Hornback
DN: c=US, E=ehornback@daceng.com,
O=David Arthur Consultants, OU=Business
Director/CFO, CN=Eric Hornback
Reason: I am approving this document
Date: 2026.06.08 09:29:47 -05'00'

Enclosure: 2026 Hourly Rate Schedule and LPSA

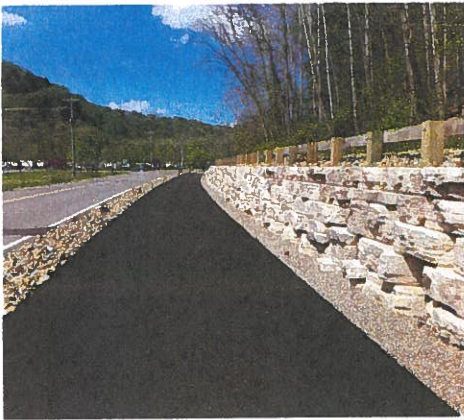
Page 1 of 1

110 Main Street, Dundee, MI 48131
734-823-5080 * dac@daceng.com * www.daceng.com

HOURLY RATE SCHEDULE – BEDFORD TWP, MI
Effective through December 31, 2026

Principal	\$180.00
Registered Professional (PE/PLS)/Project Manager	\$160.00
Certified Planner/Lead Engineer/Crew Chief	\$150.00
Staff Engineer/Construction Inspector	\$125.00
3D Technician	\$110.00
2D Technician/Designer/Administration Assistant	\$100.00
1-man Survey Crew (w/ GIS)	\$150.00
2-man Survey Crew (w/ GIS)	\$200.00

2026 Statement of Qualifications



About OHM Advisors

OHM Advisors is a community advancement firm delivering award-winning work across the architecture, engineering, and planning spheres. With 300+ employees throughout Ohio, Michigan, Kentucky, Indiana, Tennessee, Pennsylvania, Alabama and Florida, our team partners with leaders at all levels of government, school districts, developers, universities, healthcare networks, and private companies to help create great places for people.

Since our founding in 1962, we've stayed true to our roots—our people, our values and our mission—as we cultivate innovative solutions for the future. It's where we start in every client community we partner with, working together today to make tomorrow better.

Who We Are

FIRM OVERVIEW

We are the community advancement firm. Our mission-driven team works collaboratively across multiple service areas—including architecture, engineering, planning, urban design and landscape architecture, surveying, construction engineering and more—to fulfill our mission of advancing communities and creating lasting, meaningful impact for those we serve.

Our Mission

Everything we do is grounded in the need to help communities solve problems and make places better for people. Not just today, but well into the future. Our singular forward-thinking focus on putting the needs of people first in our solutions drives our thinking and innovation from conception through completion—and guides us in everything we do.

Our Mindset

We bring together diverse experts to create innovative, people-focused solutions shaped by each client's unique vision. By collaborating closely and thinking beyond expectations, we turn ideas into lasting impact for communities today and tomorrow.

29

LOCATIONS
THROUGHOUT
MI, IN, KY, OH, AL
PA, TN, & FL

10

COLLABORATIVE
DISCIPLINES

01

MISSION OF
ADVANCING
COMMUNITIES.

What We Do

DISCIPLINES & SERVICES

At OHM Advisors, we believe innovation flourishes when experts from diverse disciplines unite around a shared vision. With over 850 professionals across multiple offices, we bring deep expertise and a strong commitment to advancing the communities we serve. Our capacity to perform is backed by responsive, reliable service, a collaborative approach, and a passion for impactful results. We maintain rigorous quality control through regular interdisciplinary coordination, clear communication, and shared project understanding.

Our team works closely with clients to align direction with goals, delivering accurate cost estimates and dependable schedules using regional data and proactive assessments. We proudly serve public and private sector clients—from municipalities and planning commissions to state and federal agencies—ensuring high-quality outcomes at every scale.

EXPERTISE BY THE NUMBERS

Architecture	60
Construction Engineering	184
GIS & Innovative Technologies	15
Landscape Arch & Urban Design	24
MEP Engineering	21
Municipal Engineering	189
Planning	25
Surveying	65
Transportation	72
Water & Environmental Resources	58

OTHER KEY PROFESSIONALS

Support Staff	103
Drone Operators	20

Equipment & Innovative Technology

Putting state-of-the-art technology to work for our clients is a key element to our success. OHM Advisors' commitment to training our staff to be proficient with the latest computer applications and in the creation of forward-thinking software programs makes us a leader in this rapidly changing industry. In addition to using the latest design, construction, and mapping software, OHM utilizes cutting-edge technologies to enhance our clients' experience, including:



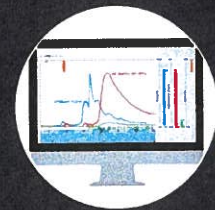
Unmanned Aircraft Systems (UAS)

From pinpointing a single faulty panel in a 20-acre solar farm to identifying heat loss through infrared roof imagery to simplifying bridge inspection to gather data from the shore, UAS technology brings precise photography and videography to our clients' fingertips.



Augmented Reality

We have partnered with software vendors to display our designs in Augmented Reality (AR) using Smart devices, such as the Microsoft HoloLens. This technology allows us to visualize design options within our site/location context interactively, both in the field and in the office.



GLASSES

Developed by OHM, GLASSES (Great Lakes Automated Sampling Solutions and Evaluation System) technology integrates innovative detection methods, telemetry, and cloud-base data analytics to provide continuous real-time water quality data through a user-friendly analytics platform.

Municipal Engineering

BUILDING BETTER COMMUNITIES

With beginnings as a municipal engineering firm, **our very first clients at OHM Advisors were local governments** with needs like yours—improving community health and safety, securing funding for infrastructure enhancements, and solving complex problems that impact future generations. As we've grown into the community advancement firm we are today—with architects, engineers, planners and more—**our municipal engineering group is still uniquely focused on local communities and public works**, and finding innovative solutions to those clients' challenges.

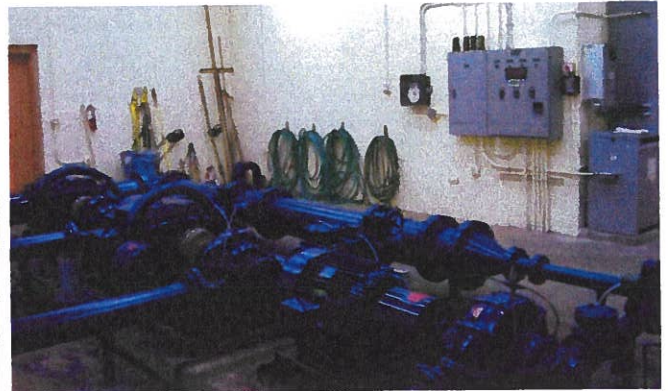
Our municipal team's first goal is to understand the vision for your community. We want to know where you've been and where you want to go, then join you on the journey as your trusted advisor. We're experts in whole-community development and finding you the resources you need to get the job done. From your project's inception to its built environment, you'll be supported by a team that is passionate about your community's advancement.

OUR SERVICES

- Community Engineering
- Infrastructure Assessment & Planning
- Funding & Economic Development Assistance
- Design & Implementation



OUR WORK Services + Projects



Hancock Water and Sewer System Improvements Hancock, MI

Water improvements include the replacement of approximately 15,000 LF of 16-inch water transmission main. Sewer improvements included open-cut replacement of approximately 7,600 LF of 8-inch sewer, 950 LF of 12-inch to 30-inch storm sewer and cured-in-place pipe lining of approximately 33,000 LF of sewer ranging in size from 8-inch to 24-inch diameter pipe.



Consumers Energy Trail Milford, MI

Consumers Energy had constructed a 36" high-pressure transmission gas main across the Charter Township of Orion and several neighboring communities. As part of the transmission main project, Consumers Energy offered to donate the materials and installation for a 10' wide gravel trail along the route of the main in Orion Township.



Multi-Community Stormwater Standards Oakland County, MI

The Oakland County Water Resources Commissioner, in collaboration with the 14 communities that are served by the George W. Kuhn Drainage District successfully secured a grant from the Southeast Michigan Council of Governments. The purpose of the grant was to review existing stormwater design standards for the combined sewer systems tributary to the George W. Kuhn Drain retention treatment basin and review existing ordinances that create barriers to implementation of green infrastructure (GI).

Site Planning & Design

INTEGRATED DESIGN FROM CONCEPT THROUGH CONSTRUCTION

Award-winning site design demands a holistic approach. From project start to finish, our site group's landscape architects, urban designers, and civil engineers work in lock-step. We draw on myriad skills, expertise, and innovation to deliver elegant solutions that improve the environment and create great places for people.

Site design involves a holistic process, integrated from concept through construction with input from landscape architects, urban planners and civil engineers. Our collaborative services span your entire redevelopment, restoration, new build or renovation project—from site feasibility studies through detailed design including layout, grading, earthwork, utilities and planting, and continuing through the entire bid and construction administration phases.

OUR SERVICES

- Layout, Grading, Earthwork, Utilities, and Planting
- Redevelopment or Restoration
- Site Feasibility Studies
- Hydrology and Stormwater Management



OUR WORK Services + Projects



IGS Corporate Campus Dublin, OH

The building, the first in central Ohio to achieve LEED-NC Platinum certification and the largest commercial building in Ohio with this certification, includes open offices, conference rooms, a consumer call center, training rooms, a cafeteria, data center, print center and locker rooms, as well as an underground parking facility for 65 vehicles. Special consideration was given to stormwater retention, as well as the preservation of natural vegetation, open space, and tree stands in the planning of the campus.



EUPTA New Transportation Facility Sault Ste. Marie, MI

This project consists of a new 22,000-SF facility with offices, vehicle storage garages, mechanics and maintenance bays, wash bay and a storage out building. The challenges with this project included the significant amount change in the ground elevation within the building footprint, the clay soils, no public utilities for water or sanitary and wet lands within the development area.



Business & Technology Park Development Hancock, MI

The City of Hancock was awarded a \$2.7 million grant from Economic Development Administration (EDA), to provide flood resilient infrastructure for a new a business and technology park that will house technology and technology-driven light manufacturing businesses. OHM Advisors completed the Grant Application, Design, and CA services for a new Business and Technology Park on 40 acres of vacant land.

Water Resource Engineering

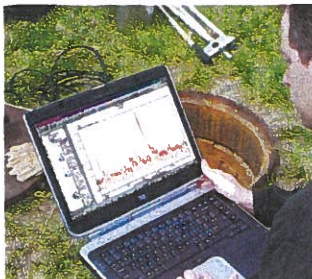
BUILDING HEALTHIER COMMUNITIES

Water—we all need it for the health and well-being of ourselves and our world. But it's finite. The protection and effective management, treatment, optimization and distribution of this vital limited resource is the core of our water practice at OHM Advisors.

As a specialized group of professionals educated in the fields of engineering, science and public planning with advanced modeling capabilities and full service design and field services teams, we can guide our clients from analysis through construction for a wide range of water-related projects. For more than 50 years, we have helped communities and businesses manage their water and wastewater needs, protect their natural water resources and surrounding environments, and plan for the future.

OUR SERVICES

- Stormwater Management
- Drinking Water
- Wastewater
- Asset Management



OUR WORK Services + Projects



Willow Lift Station Study Facilities Design, 2019

Delta Township, MI

Following a high flow event, OHM performed a comprehensive evaluation of the Willow Lift Station including projected developments in the area and solutions.



Jackson Road Pump Station Oxygen Injection System, 2018

Scio Township, MI

An oxygen injection system was at a pump station was the solution to minimize the odorous effects of excess hydrogen sulfide gas from slow sewer flows.



Wastewater Treatment Plant Improvements, 2020

Grant Township, MI

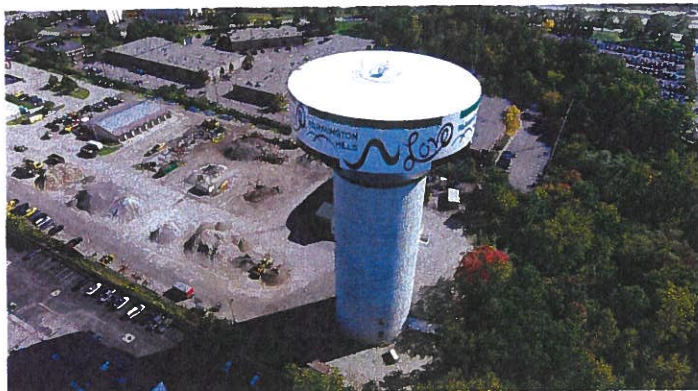
OHM helped restore treatment capability with emergency temporary modifications and replacement of the entire lagoon system to restore operations.



Downriver Utility Wastewater Authority System Management

Wayne County, Wyandotte, MI

OHM Advisors co-manages the system's oversight and administration, overseeing a contract operator and performing technical and administrative tasks.



Elevated Water Storage Tank

Farmington Hills, MI

The 209-foot tall, multiple-award-winning elevated tank saved millions of city dollars annually with reduced peak system demand and lowered sewer rates.



Brandenburg Park Shoreline and Habitat Restoration

Chesterfield, MI

Shoreline and habitat restoration design enhances natural environment and provides enriched educational opportunities for recreational users.



Transportation Engineering

INNOVATIVE SOLUTIONS TO TRANSPORTATION CHALLENGES

Connectivity makes for thriving communities and sustainable regional economies and our team specializes in it. We connect people by improving transportation systems within their communities, states and wider regions, creating better networks that are innovative, safer to navigate and impactful for those who use them.

We use a holistic planning and design approach that involves expertise across a range of services along with meaningful public engagement throughout the life of a project—from concept and design through construction. Our integrative solutions encompass planning for vehicular and multimodal traffic on highways, roads, interchanges, streetscapes and pathway systems in both urban and rural contexts.

OUR SERVICES

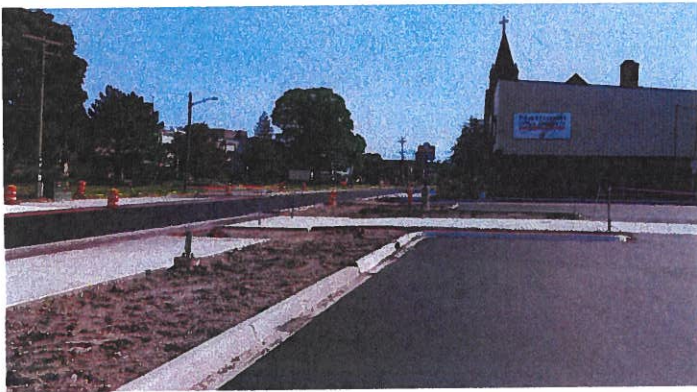
- | Traffic Engineering
- | Transportation Planning
- | Roadway & Highway Design
- | Bridge Engineering
- | Multimodal Transportation





Intersection Modifications to Roundabouts
Grand Traverse County, MI

The Grand Traverse County Road Commission (GTCRC) contracted OHM Advisors to design the reconstruction of the Four Mile Road/Hammond Road, the Keystone Road/Cass Road, and the Keystone Road/River Road, Baitner Road intersections to modern roundabouts. The goal of the project was to improve traffic flow and safety as a part of the overall East-West Corridor Improvement Plan.



Downtown Placemaking & Access
Sault Ste. Marie, MI

This \$5.6 million construction project is intended to enhance the roadways and parking areas not only with new pavement and utilities, but also with landscape and placemaking features to improve the aesthetics of the area.



Small Urban Grant - Road Reconstruction
Hancock, MI

The existing asphalt pavement was pulverized and reshaped to form the base for the new road. The new 3.5-inch asphalt pavement section was comprised of 1.5 inches of LVSP top course, on two inches of LVSP base course.



Annual Road Maintenance Program
Milford, MI

OHM has helped with this program since 2010 and improvements range from \$500,000 in construction costs to \$2,000,000. Treatments implemented to date and designed by OHM include: concrete patching and rehab, total reconstruct, mill and overlay, pulverize and overlay, full depth reclamation and spot repairs. All projects have addressed ADA needs as well as provided record drawings.

Architecture

EXCEPTIONAL DESIGN WITH A PURPOSE

Remarkable design begins with a vision for a place, but it doesn't end there. At OHM Advisors, our architects innovate to provide creative yet pragmatic design solutions for the people who use those places—the employees, residents, students, and community members interacting within every building and space we envision. From renovations and repairs to new builds, we propose thoughtful, inventive solutions for our clients' challenges in an approach designed to create better places for people and the promise of a thriving community.

We work with you as your trusted advisors from problem definition to concept and through construction, offering our combined expertise with that of the firm's other services to design a comprehensive, holistic solution. We start by listening, striving to understand your design and operational concerns and challenges as well as you do, then help you craft a project vision that fully considers those business realities. Our design options illustrate your vision and result in vibrant spaces that both inspire and add value, yet are cost effective and affordable to maintain for years to come.

OUR SERVICES

- | Site & Facility Evaluation
- | Facility Master Planning
- | Space Planning & Programming
- | Interior Design
- | Sustainable Design
- | Site Design

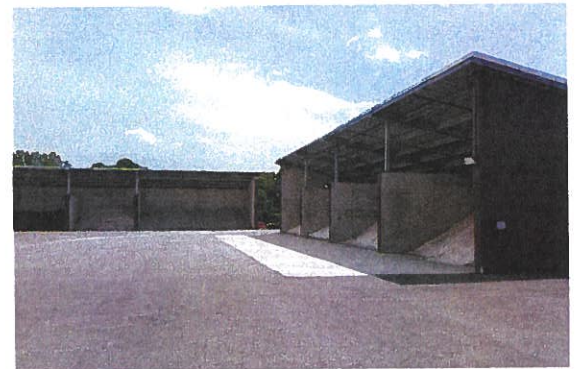
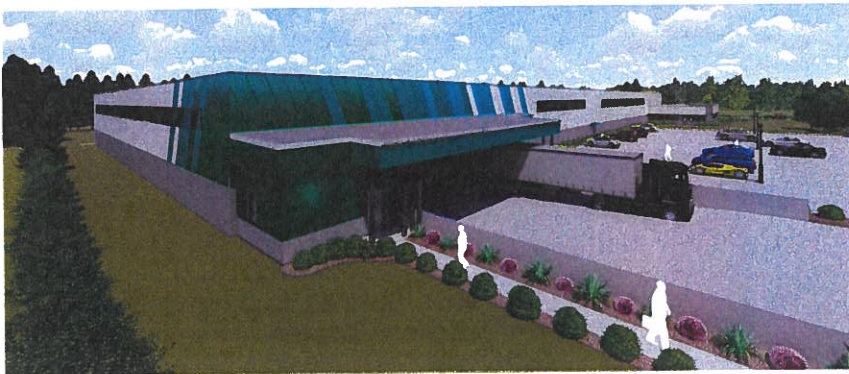


OUR WORK Services + Projects



New Public Services Facility Charlevoix, MI

The new facility includes space for heated and cold storage buildings, parking areas, salt storage, and outdoor storage. The new buildings included office areas, maintenance and work spaces and vehicle storage. Many green initiatives were incorporated into the site and building designs, including water conserving measures, building automation, increased insulation, increased stormwater detention, and green vehicle parking/charging station locations.



AlphaUSA Building Addition and Site Improvements Livonia, MI

Study to provide an optimized building addition and site improvements to existing manufacturing building. The proposed building addition was to include relocation of a loading dock and increase capacity in the building's manufacturing lines. Site work reviewed the existing parking lot to see if reconfiguration could improve public, staff and truck routing traffic. Additional review of increased parking capacity and required site improvements for building addition.

DPW Facilities and Complex Improvements Blendon Township, MI

The newly constructed maintenance vehicle storage building is 3,700 SF, and provided the opportunity to house maintenance vehicles and is a drive-thru the building. The facility also contains a wash-bay for the maintenance vehicles.



Bay City DPW & Electric Facilities Bay City, MI

Renovations include extensive interior and exterior renovations including office space, vehicle/fleet maintenance, equipment storage and spare parts inventory, a new salt storage facility, material storage bins, a washout facility and three pole buildings to store fleet vehicles on an adjacent parcel.

Survey

LEADERS IN PRECISE, RELIABLE DATA COLLECTION

All successful land development projects rely on accurate survey data. Our licensed land surveyors and experienced field technicians use the latest innovations in conventional, robotic and GPS technology to provide fast, accurate and comprehensive boundary and topographical data.

Whether we're processing field data, preparing easement documents, conducting topographic surveys, determining boundary lines or performing any service in our array of land surveying solutions, our experts are using the latest, most accurate equipment for the job. We use High Definition Surveying (3D laser scanning), UAS (Unmanned Aerial Systems) surveys, laser and mobile LiDAR scanning, virtual and augmented reality, GPS (Global Positioning Systems), GIS (Geographic Information Systems), and more—in unique combinations and never-before-used ways—to prepare precise, efficient, cost-effective and environmentally-friendly solutions for our clients.

OUR SERVICES

- | Road Design Surveys
- | Boundary Surveys
- | Topographical Surveys
- | Land Title Surveys, and more



Construction Engineering

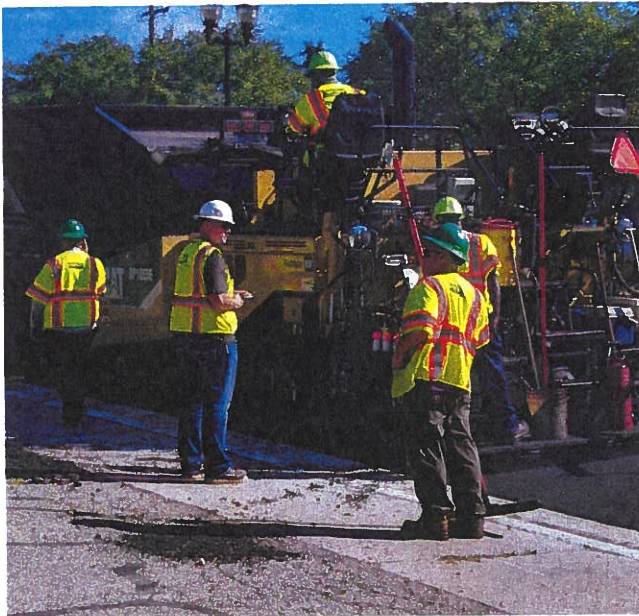
PROVIDING ON-SITE AND IN-OFFICE SERVICES

Whether for roadways, bridges, or utilities, OHM Advisors' Construction Engineering team knows how important it is to keep infrastructure projects on track. We're your partner from project inception through final completion and after — verifying that construction documentation, scheduling, and budget specifications are followed, and working to deliver safe, successful, and on-time results.

Our goal is to be your trusted advisor in construction engineering and management. From the start, our experienced team of construction engineers helps establish the project parameters. We perform conditional assessments and construction staging to plan for the least public disruption. Throughout the life of your project, we're on the ground alongside the contractor, managing workflow, communicating with you, and acting as your front line informant to the public. And we work with you through closeout to smoothly transition project data to your staff.

OUR SERVICES

- Construction Design
- Construction Engineering & Inspection
- Project Administration & Closeout



GIS & Innovative Technologies

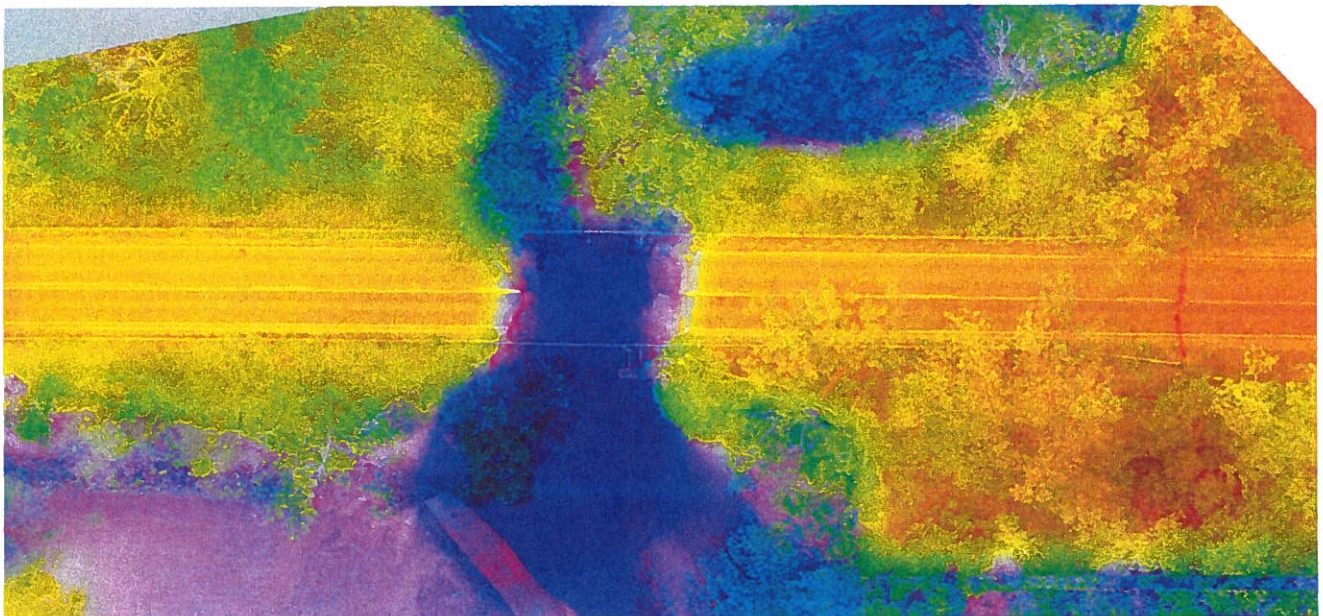
MAPPING AND INNOVATIVE TECHNOLOGIES

A Geographic Information System (GIS) is a powerful tool for gathering, managing and analyzing data. It analyzes geospatial location and organizes layers of information into robust visuals using maps and 3D scenes, and provides users with deeper insights into their data collections that help them plan and make smart decisions for the future.

At OHM Advisors, our GIS experts help you optimize existing or develop new systems that can deliver more value than you ever imagined possible. Using innovative technologies, we help local utilities instantly access underground maps or track service orders in real time, and turn city maps into interactive ArcGIS online tools for residents. We create custom applications based on the type of data collected and how it's used. As early adopters of new technology, we're constantly creating new ways to use existing technology—including Augmented Reality and 360° imaging—to design smart, cost-effective solutions for our clients.

OUR SERVICES

- | Mobile GIS
- | Software Solutions
- | System Analysis
- | System Design & Implementation
- | Innovative Technologies



OHM ADVISORS 2026 HOURLY RATE SCHEDULE



Classification	Level				
	I	II	III	IV	V
Professional Engineer	\$167	\$179	\$194	\$214	\$224
Graduate Engineer	\$145	\$156	\$161	\$169	\$182
Architect/Interior Designer	\$115	\$150	\$175	\$210	\$230
Landscape Architect	\$132	\$142	\$156	\$172	\$188
Planner	\$120	\$141	\$167	\$182	\$193
Project Coordinator/Urban Designer	\$93	\$125	\$142	\$162	\$182
Design Technician	\$115	\$134	\$151	\$170	\$188
Technician	\$109	\$128	\$146	\$163	\$172
Project Specialist	\$138	\$175	\$205	\$229	\$250
Professional Surveyor	\$156	\$173	\$189	\$203	\$215
Surveyor	\$112	\$132	\$144	\$158	\$170

Classification	I	II	III
Administrative Support	\$89	\$110	\$135
Technical Aide	\$85	\$89	\$94
Subject Matter Expert	\$250	\$300	\$375

Classification	
Principal	\$247

Memo:

To: Township Board Members

From: Al Prieur

Date: 10-13-26

Re: Meg Smith - Hometown Hero Plaque naming & Proclamation

I am looking for the board to approve the addition of Meg Smith to the Hometown Hero Plaque located in the hallway at Township Hall.

Meg Smith was instrumental in helping our community grow and thrive. She played a significant role in establishing several nonprofit organizations that continue to serve Bedford Township and its residents to this day.

Her dedication, leadership, and commitment to helping others have made a lasting impact on our community. Adding her name to the Hometown Hero Plaque would be a meaningful way to recognize her contributions and honor the legacy she has left in Bedford Township.

***PROCLAMATION HONORING
Hometown Hero
Meg Smith
October 20, 2026***

WHEREAS, Bedford Township is proud of its strong community spirit, dedication to fostering community, service to others, and a strong history of volunteerism

WHEREAS, Meg Smith is recognized as a Hometown Hero, a time to celebrate her accomplishments and what she has done for Bedford Township, inspired future generations to follow the path of volunteerism and a commitment to community; and

WHEREAS, Meg Smith, a proud resident of Bedford Township, Michigan, has distinguished herself as an exemplary entrepreneur, volunteer, leader, and made a commitment to excellence on everything she did; and

WHEREAS, Meg Smith success in starting non-profit initiatives and organizations has not only made an impact beyond our township but has also served as a source of pride and inspiration to the residents of Bedford Township, showcasing the positive influence that local citizens can have on the broader community; and

WHEREAS, Meg Smith, who was instrumental in starting the Bedford Business Association Trade Fair, Bedford Community Foundation, and Women of Bedford United and Relay for Life; and

WHEREAS, Meg Smith, worked and served as Court Appointed Special Advocates, Founding Board Member Family Medical Center, Director of Ivor Lindsay, Director at Retired Senior Volunteer Program, past Deputy Supervisor for Bedford Township and pass business owner; and

WHEREAS, Meg Smith, extraordinary ability to bring together and encourage collaboration, and inspire others to volunteer their time, talents and donate funds to various causes; and

WHEREAS, Meg Smith received the Golden Heart Award, Michigan Minute Man Award, and Michigan Week Service Award to name just a few; and

WHEREAS, no one said to Meg Smith!

NOW, THEREFORE, I, Alfred Prieur, Supervisor of Bedford Township, Michigan, do hereby proclaim **Meg Smith a Hometown Hero**.

Alfred Prieur

Bedford Township Supervisor

Remembering the legacy of local icon Meg Smith



By Jeff Brown

Bedford Township has lost a truly remarkable woman who contributed so much to the fabric of our community.

And the remembrances continue to pour in following the passing of Meg Smith on July 14.

Her family is planning a celebration of life on Sunday, August 16, from 2 p.m. to 5 p.m. at the IOOF Hall on Summerfield Road in Lambertville. They will be sharing stories throughout with brief remarks from the family at 4 p.m.

She is credited with so much that is right about the area, and even after leaving Bedford Township to spend her last years with her family in Arizona, the causes she believed in, the organizations that she was so much a part of continued to be at the forefront of her mind.

Her legacy is cemented and will never be forgotten. The groups she led and helped build will continue to grow in part because of the dedication of those still in Bedford Township who are committed to continuing her work and also because of the strong foundation she led in those organizations throughout her decades of service to the community.

Three of the many organizations that benefited from Smith's extensive contributions to and support of are Heart of Hope, Bedford Business Association, and the Women of Bedford United. The latter she continued to be in an executive role until after the 2025 annual High Tea.

Both groups posted heartfelt and extensive posts praising the work she did.

BBA Social Media Post on Meg Smith's Passing

Laura Collins, past president of the BBA, posted the

organization's response to the passing of Meg.

"It is with profound sadness that the Bedford Business Association mourns the loss of one of our founding members, our longtime leader, and a true champion of the Bedford community, Meg Smith.

More than 40 years ago, Meg, along with several other business owners, helped lay the foundation for what would become the Bedford Business Association. She believed that when businesses worked together, they could strengthen not only one another but the entire community. That vision continues to guide our organization today.

Meg was also instrumental in creating the Bedford Trade Fair, an event that has brought together local businesses, organizations, and residents for four decades. What began as an idea to showcase our community has grown into a cherished Bedford tradition because of her vision, dedication, and unwavering commitment.

As President of the Bedford Business Association for many, many years, Meg led with integrity, compassion, and purpose. She had an extraordinary ability to bring people together, encourage collaboration, and inspire others to volunteer their time and talents. Her leadership wasn't measured by titles, but by the countless lives she touched and the lasting impact she made on our community.

Meg believed in Bedford. She believed in its businesses, its people, and its future. She gave selflessly, worked tirelessly, and always put the needs of the community ahead of her own. Her legacy can be seen in the thriving organization she helped build, the traditions she established, and the many friendships she fostered along the way.

On behalf of the Bedford Business Association, we extend our deepest sympathies to Meg's family and loved ones. We are forever grateful for her vision, her leadership, her generosity, and the example she set for all of us.

Thank you, Meg, for believing in this organization from the very beginning. Thank you for your years of service, your friendship, and your unwavering dedication to making Bedford a better place. Your legacy will continue to

inspire us, and your contributions will never be forgotten.

Your impact on the Bedford community will live on for generations to come.

Rest in peace, Meg. You will always be a part of the Bedford Business Association, and you will be deeply missed by all who had the privilege of knowing and working alongside you."

Women of Bedford United (WOBU) Statement

Audrey Schroeder, current president of WOBU, posted this message upon the passing of Meg Smith:

"It is with profound sadness that we share our founder and visionary Meg Smith has passed from this earth to her heavenly home. Meg led by example, a charitable spirit who loved her community. She knew the importance of supporting one another and the difference that it could make. She will be greatly missed by those who loved and adored her, which are many."

In a separate exchange with the Bedford Press, Audrey Schroeder, current president of the WOBU reiterated her admiration and respect for all Smith did for that organization and the community.

"Peace be with all the family and friends of Meg Smith, which she had many. She loved her community and lived a life of service. May we glorify God in all good things that Meg did for others and the love and kindness she showed. I was honored to be a small piece of such a large life. She led by example, indeed," Schroeder, who also shared the same sentiment on her personal Facebook page, said.

Summing up the impact and positive influence Meg had on all who knew her, the late former Monroe County 38th Judicial Circuit Court Judge, the honorable Michael A. Weipert, many times said, "You could never say no to Meg Smith."

Meg Smith Over the Years In Her Own Words

Over the years, Meg shared so much with the community and with the readers of the Bedford Press.

In an interview with the Bedford Press' longtime staff writer, Jackie Giroux, upon her retirement in December of 2016 she shared that while she had officially retired and plans

on pursuing interests that she has not had much time for due to working and the many hours she has devoted to making a difference in the Bedford community, she was still going to be heavily involved in the organizations that she cherished and help mold.

Meg did not grow up in Bedford but moved here with her family in 1964. "I came to Bedford from Iowa because of my husband's job," she said. Meg said that she graduated from high school in the Missouri Tri-State area and then attended college in Iowa. "I wanted to be a music teacher," she said. "That never happened," she added, in the interview that appeared in the Bedford Press in January of 2017.

In that feature, she went on to explain some of the professional and charitable organizations that she worked for over her many years of service to the Bedford Township community.

Once settled in Bedford, Meg said, "I sold real estate for Heritage Real Estate for a long time. I was director at Ivor Lindsay and then director at RSVP (Retired and Senior Volunteer Program) for 18 years. My position at Bedford Township was next and then the BBA." "I also owned the M & M Mart on Summerfield Rd."

While at the Township, Meg served as Deputy Supervisor from 2004 to 2012. Most recently, she was employed as office manager at the Bedford Business Association (BBA) from January 2013 until her retirement.

Upon her retirement, Meg received a special tribute to honor her for her dedication as an employee of the BBA and for her years of community service. The document was signed by those in office at the time: State Senator, Dale Zorn, Jason Sheppard, State Representative, Brian Calley, Lieutenant Governor and Governor Rick Snyder.

Meg cares deeply about her community and has been a part of many organizations and groups to help make a difference. "I've always been interested in volunteerism, especially after RSVP. You see where there are gaps and where you can make a difference," she said.

At one time, even following her retirement, she continued to serve.

She was Vice-Chair of the Family Medical Center's Board of Directors, serving on the board since 1985. She belongs to the Loyal Order of the Moose, the Bedford Goodfellows and the Women of Bedford United, which she was instrumental in founding.

"The Women of Bedford United started out as the Soroptimists. After a couple of years of sending money out of the township, we started our own group," she explained. They decided that the money they raised could better be used right in their own area. "We get to raise money and give it away," Meg said in her retirement interview with the Bedford Press.

Their major fundraiser is one that Meg chaired—the Women of Bedford United's Annual High Tea, which has become a very popular event for women of all ages. The money raised aids women and children in need who have "fallen through the cracks."

She served on the board of the Bedford Community Foundation for 25 years and was recently honored along with six other long-time volunteers. CASA (Court Appointed Special Advocates), Heart of Hope and Relay For Life are other organizations she has been involved with.

The Bedford Community Foundation recognition is just one of the many awards she has received for her volunteerism through the years. A couple others include the Minute Man Award, the Golden Heart Award and the Michigan Week Service Award.

Although Meg had retired, even then she did not plan on retiring from community service work. She was still on the board at the Family Medical Center, Heart of Hope was a favorite that she continued to be involved in.

Obviously, Meg's passing resulted in a flood of memories and social media posts that summed up what she meant to the community.

Here is just a sampling of the posts made by community members on social media to remember Meg's heart, passion for all things Bedford Township and the lasting legacy she will forever have on the com-