BEDFORD TOWNSHIP BOARD
June 7, 2022 - 7:00 p.m.
AGENDA

1. **CALL TO ORDER**
   PLEDGE OF ALLEGIANCE & PRAYER
   PUBLIC HEARING
   A. Approval of the 2022-2023 General Fund Budget
   B. Approval of the 2022-2023 Special Fund Budget
2. **APPROVAL OF AGENDA**
3. **CONSENT AGENDA**
   Agenda Committee Recommends to approve and place on file:
   A. Minutes of the May 17, 2022 regular meeting of the Bedford Township Board;
   B. Resignation of Zachary Carter from the Bedford Fire Department, effective immediately;
4. **PRESENTATIONS**
   A. Future of Indian Creek Park - Chas Mann, Park Commissioner
5. **PUBLIC COMMENT** (Comments limited to 5 minutes, **for board agenda items only**)
6. **STAFF REPORTS**
   A. Update from Planning Department & Building Department on Mulch King site compliance requirements
7. **UNFINISHED BUSINESS**
8. **NEW BUSINESS**
   A. Vouchers for Payment
   B. Request to rezone parcel 5802-036-029-10 (7100 Crabb Road) from I-1, Planned Industrial Park zoning district to I-2, Light Industrial zoning district
   C. Approve the permit for the June 2022 Fireworks Display
   D. Pay increase for maintenance employee
   E. Approve posting for full-time Firefighter/Paramedic
   F. Discussion on maintenance & possible purchase of Indian Creek Park
9. **COMMENTS FROM THE PUBLIC** (Comments limited to 2 minutes for each individual)
10. **COMMENTS FROM TOWNSHIP BOARD MEMBERS**

ADJOURNMENT BY 10:00p.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:

Paul Pirrone, Township Supervisor
8100 JackmanRoad, 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.

Public Hearing A

BEDFORD TOWNSHIP

MONROE COUNTY, MICHIGAN

GENERAL FUND

APPROPRIATIONS RESOLUTION

2022/2023

WHEREAS, anticipated revenues for the fiscal year 2022/2023 Township of Bedford, including the allocated millage of one mill, anticipated State and Federal distributed funds, township-wide levies and other miscellaneous revenue total $4,901,729 in the General Fund as follows:

Revenues by Source	Actual 2020/2021	Budget 2021/2022	Budget 2022/2023
PROPERTY TAXES	889,115	940,639	979,927
TRAILER TAX	4,099	2,500	2,500
PROPERTY TAX ADMIN FEE	170,572	176,000	170,000
COLLECTION FEES & PENALTIES	41,897	43,000	40,000
CABLE FRANCHISE FEES	318,103	325,000	309,000
LIQUOR LICENSES	21,415	26,000	23,000
FEDERAL GRANTS	28,480	-	
STATE SHARED REVENUES	3,152,363	2,967,593	3,053,752
GRANTS - ELECTIONS	9,376	-	
CONTRIBUTIONS: OTHER LOCAL UNITS	-	6,000	
CONTRIBUTIONS: GENERAL FUND	-	2,810	
IFT APPLICATION FEES	30	100	
PASSPORT INCOME: CLERK'S DEPT	9,335	20,000	20,000
PASSPORT PHOTO INCOME: CLERK'S DEPT	745	4,900	5,000
PLANNING/ZONING FEES	10,489	9,000	9,000
CEMETERY: OPENINGS/FOUNDATIONS	18,300	12,000	12,000
COPIES/MAPS/PRINTED MATERIAL	217	150	150
MISCELLANEOUS	80,013	-	
ELECTION CANIDATE FILING FEES	-	300	
CEMETERY: SALE OF LOTS	22,250	16,700	15,000
PENAL FINES	8,965	14,000	10,000
ORDINANCE FINES	550	400	400
BURNING PERMITS	575	500	
SPECIAL USE PERMIT	50	-	

INTEREST: SAVINGS	12,187	8,000	
RENTAL REVENUE- CELL TOWER	52,687	48,000	54,000

Revenues by Source (cont)	Actual 2020/2021	Budget 2021/2022	Budget 2022/2023
ASSESSMENT REV: ORDINANCE	4,768	2,000	2,000
ASSESSMENT REV STREET LIGHTS	207,350	205,000	196,000
SALE OF FIXED ASSETS	-	1,500	
REIMB: ELECTIONS	34,526	-	
LOAN PROCEEDS	700,000	-	
TOTAL REVENUES	5,798,458	4,832,092	4,901,729

,and Expenditures by Activity	Actual 2020/2021	Budget 2021/2022	Budget 2022/2023
Dept 101- TOWNSHIP TRUSTEES	62,461	62,947	63,244
Dept 171 - SUPERVISOR	197,762	204,604	214,938
Dept 191 - FINANCE	55,350	84,478	92,939
Dept 215 - CLERK	244,689	260,960	272,934
Dept 217 - SPECIAL ASSESSMENTS	4,392	20,500	20,500
Dept 228 - INFORMATION TECHNOLOGY	105,734	107,920	147,250
Dept 247 - BOARD OF REVIEW	2,680	2,944	3,454
Dept 253 - TREASURER	116,647	170,874	182,269
Dept 257 - ASSESSING	207,390	281,929	286,523
Dept 262 - ELECTIONS	79,103	112,902	122,085
Dept 263 - SCHOOL ELECTIONS	87	16,000	17,100
Dept 265 - BUILDINGS & GROUNDS	621,655	712,019	901,051
Dept 266 - LEGAL FEES	44,344	45,000	50,000
Dept 269 - PROPERTY OTHER	6,132	6,250	
Dept 276 - CEMETERIES	2,793	16,050	44,650
Dept 299 - TOWNSHIP AT LARGE	60,667	47,129	50,950
Dept 301 - POLICE	828,165	837,400	1,003,600
Dept 302 - ORDINANCE	112,356	120,793	117,385
Dept 426- EMERGENCY MGMT PREPAREDNESS	6,063	10,000	11,600
Dept 445 - PUBLIC DRAINS	83,799	90,000	150,000

Dept 448 -STREET LIGHTING	188,018	218,300	227,300
Dept 450 - ROADS	494,756	372,000	615,300
Dept 672 - CONTRIBUTIONS: SENIOR CENTER	12,500	12,500	15,500
Dept 721 -PLANNING DEPARTMENT	231,348	225,609	230,618

,and Expenditures by Activity (cont)

	Actual 2020/2021	Budget 2021/2022	Budget 2022/2023
Dept 722 - ZONING BOARD OF APPEALS	6,080	10,968	10,868
Dept 729 - ECONOMIC DEVELOPMENT	10,000	10,000	10,000
Dept 747 - COMMUNITY ACTION	57,675	77,630	79,630
Dept 750 - TAP GRANT	33,530	30,600	
Dept 858 - RETIREES HEALTH CARE	39,472	64,499	51,447
Dept 966- TRANSFER OUT	133,772	325,000	325,000
TOTAL EXPENDITURES	4,049,418	4,557,805	5,318,135
TOTAL REVENUES	5,798,458	4,832,092	4,901,729
TOTAL EXPENDITURES	4,049,418	4,557,805	5,318,135
NET OF REVENUES & EXPENDITURES	1,749,040	274,287	(416,406)
FUND BALANCE ADJUSTMENTS (BLDG INSP DEPT)	796	(405,200)	
BEG. FUND BALANCE	2,146,496	3,896,332	3,765,419
ENDING FUND BALANCE	3,896,332	3,765,419	3,349,013

,and WHEREAS, a Public Hearing was noticed and held by the Bedford Township Board, in accordance with Act 621 of the Public Acts of 1978, and has provided an opportunity to all present to comment upon the General Fund Budget.

NOW, THEREFORE, BE IT RESOLVED, that the Township Board of Bedford does hereby adopt the General Fund Budget to govern the revenues and expenditures for the fiscal year of 2022/2023, subject to changes that may occur in either unanticipated revenues or unanticipated expenditures, which are determined by the Board as in the best interest of the township, and

BE IT FURTHER RESOLVED, that it is the expressed intent of the Bedford Township Board that the aforementioned budget be adopted and managed by budgeted activity categories.

Motion by _____, seconded by _____, to adopt the foregoing resolution upon a roll call vote.

AYES: _____

NAYS: _____

ABSENT: _____

The Chairman declared the motion carried and the resolution was adopted.

BY: _____

Trudy L. Hershberger, Clerk

ATTEST:

_____

Paul Pirrone, Supervisor

Date of Adoption: _____

Public Hearing B

BEDFORD TOWNSHIP
MONROE COUNTY, MICHIGAN
OTHER FUNDS
APPROPRIATIONS RESOLUTION
2022/2023

WHEREAS, Bedford Township maintains various Other Funds in accordance with the Michigan Chart of Accounts, and

WHEREAS, anticipated revenues have been established for the Other Funds, and budgets have been prepared for the expenditure, distribution and allocation of such revenues during said fiscal year as follows:

Fund	Actual 2020/2021	Budget 2021/2022	Budget 2022/2023
Fund 206 - FIRE DISTRICT FUND:			
TOTAL REVENUES	828,437	2,693,365	2,420,639
TOTAL EXPENDITURES	1,487,993	2,703,914	2,077,470
NET OF REVENUES & EXPENDITURES	(659,556)	(10,549)	343,170
BEG. FUND BALANCE	1,832,807	1,173,251	1,162,702
END FUND BALANCE	1,173,251	1,162,702	1,505,872
Fund 207 - POLICE FUND:			
TOTAL REVENUES	453,726	476,923	494,850
TOTAL EXPENDITURES	428,828	466,420	494,850
NET OF REVENUES & EXPENDITURES	24,898	10,503	
BEG. FUND BALANCE	204,996	229,894	240,397
END FUND BALANCE	229,894	240,397	240,397
Fund 208 - PARK OPERATING FUND:			
TOTAL REVENUES	174,478	206,740	199,741
TOTAL EXPENDITURES	136,944	216,210	244,601
NET OF REVENUES & EXPENDITURES	37,534	(9,470)	(44,860)
BEG. FUND BALANCE	148,602	186,136	176,666
END FUND BALANCE	186,136	176,666	131,806

Fund	Actual 2020/2021	Budget 2021/2022	Budget 2022/2023
Fund 211 - FIRE EQUIPMENT:			
TOTAL REVENUES	569,257	602,426	627,210
TOTAL EXPENDITURES	409,192	672,153	660,141
NET OF REVENUES & EXPENDITURES	160,065	(69,727)	(32,931)
BEG. FUND BALANCE	250,000	410,065	340,338
END FUND BALANCE	410,065	340,338	307,406
Fund 235 - TRANSIT SYSTEM FUND:			
TOTAL REVENUES	276,249	292,602	304,851
TOTAL EXPENDITURES	124,431	250,850	250,850
NET OF REVENUES & EXPENDITURES	151,818	41,752	54,001
BEG. FUND BALANCE	321,625	473,443	515,195
END FUND BALANCE	473,443	515,195	569,196
Fund 245 - METRO ACT FUND:			
TOTAL REVENUES	30,721	20,500	30,500
TOTAL EXPENDITURES	-	2,500	500
NET OF REVENUES & EXPENDITURES	30,721	18,000	30,000
BEG. FUND BALANCE	248,556	279,277	297,277
END FUND BALANCE	279,277	297,277	327,277
Fund 246 - LOCAL COMMUNITY STABILIZATION:			
TOTAL REVENUES	21,717	50	
TOTAL EXPENDITURES	-	50	
NET OF REVENUES & EXPENDITURES	21,717	-	
BEG. FUND BALANCE		21,717	21,717
END FUND BALANCE	21,717	21,717	21,717
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY FUND			
TOTAL REVENUES	-	359,400	305,400
TOTAL EXPENDITURES	-	112,475	350,775
NET OF REVENUES & EXPENDITURES	-	246,925	(45,375)
BEG. FUND BALANCE		-	246,925
END FUND BALANCE		246,925	201,550

Fund	Actual 2020/2021	Budget 2021/2022	Budget 2022/2023
Fund 271 - LIBRARY OPERATING FUND:			
TOTAL REVENUES	285,116	301,663	314,041
TOTAL EXPENDITURES	96,459	414,013	212,375
NET OF REVENUES & EXPENDITURES	188,658	(112,350)	101,666
BEG. FUND BALANCE	310,418	499,076	386,726
END FUND BALANCE	499,076	386,726	488,392
Fund 285 - AMERICAN RESCUE PLAN			
TOTAL REVENUES	-	300	1,000
TOTAL EXPENDITURES	-	300	300
NET OF REVENUES & EXPENDITURES	-	-	700
BEG. FUND BALANCE		-	-
END FUND BALANCE		-	700
Fund 291 - WATER REVENUE FUND:			
TOTAL REVENUES	5,853	4,000	4,000
TOTAL EXPENDITURES	50,255	75,000	2,700
NET OF REVENUES & EXPENDITURES	(44,402)	(71,000)	1,300
BEG. FUND BALANCE	2,420,709	2,376,307	2,305,307
END FUND BALANCE	2,376,307	2,305,307	2,306,607
Fund 298 - REHABILITATION FUND:			
TOTAL REVENUES	4,284	2,100	1,050
TOTAL EXPENDITURES	18	100	200
NET OF REVENUES & EXPENDITURES	4,266	2,000	850
BEG. FUND BALANCE	76,905	81,170	83,170
END FUND BALANCE	81,170	83,170	84,020

Fund	Actual 2020/2021	Budget 2021/2022	Budget 2022/2023
Fund 305 - ENCHANTED FORREST DEBT FUND:			
TOTAL REVENUES	76,877	67,550	62,000
TOTAL EXPENDITURES	77,256	72,803	71,650
NET OF REVENUES & EXPENDITURES	(379)	(5,253)	(9,650)
BEG. FUND BALANCE	55,865	55,486	50,233
END FUND BALANCE	55,486	50,233	40,583
Fund 307 - CANTERBURY FORREST DEBT FUND:			
TOTAL REVENUES	24,033	18,575	18,000
TOTAL EXPENDITURES	21,514	24,393	23,950
NET OF REVENUES & EXPENDITURES	2,519	(5,818)	(5,950)
BEG. FUND BALANCE	78,894	81,413	75,595
END FUND BALANCE	81,413	75,595	69,645
Fund 311 - GIANT OAKS SAD:			
TOTAL REVENUES	13,827	18,755	12,554
TOTAL EXPENDITURES	-	100	100
NET OF REVENUES & EXPENDITURES	13,827	18,655	12,454
BEG. FUND BALANCE	(34,325)	(20,499)	(1,844)
END FUND BALANCE	(20,499)	(1,844)	10,610
Fund 315 - WILD HAVEN SAD:			
TOTAL REVENUES	5,535	4,851	4,149
TOTAL EXPENDITURES	-	50	100
NET OF REVENUES & EXPENDITURES	5,535	4,801	4,049
BEG. FUND BALANCE	(25,602)	(20,067)	(6,915)
END FUND BALANCE	(20,067)	(15,266)	(2,866)

Fund	Actual 2020/2021	Budget 2021/2022	Budget 2022/2023
Fund 317 - CHAPEL CREEK SAD:			
TOTAL REVENUES	14,166	13,971	12,841
TOTAL EXPENDITURES	(124,437)	60	100
NET OF REVENUES & EXPENDITURES	138,602	13,911	12,741
BEG. FUND BALANCE	(190,219)	(51,617)	(37,568)
END FUND BALANCE	(51,617)	(37,706)	(24,827)
Fund 319 - INDIAN ACRES:			
TOTAL REVENUES	78,119	78,582	66,224
TOTAL EXPENDITURES	-	8,900	100
NET OF REVENUES & EXPENDITURES	78,119	69,682	66,124
BEG. FUND BALANCE	(648,945)	(570,825)	(494,831)
END FUND BALANCE	(570,825)	(501,143)	(428,707)
Fund 321 - SANDYWELL:			
TOTAL REVENUES	15,093	18,186	13,959
TOTAL EXPENDITURES	-	60	100
NET OF REVENUES & EXPENDITURES	15,093	18,126	13,859
BEG. FUND BALANCE	(165,038)	(149,945)	(105,353)
END FUND BALANCE	(149,945)	(131,819)	(91,494)
Fund 323 - MOHAWK TRAIL SAD:			
TOTAL REVENUES	46,843	50,702	43,066
TOTAL EXPENDITURES	-	60	100
NET OF REVENUES & EXPENDITURES	46,843	50,642	42,966
BEG. FUND BALANCE	(416,819)	(369,976)	(324,446)
END FUND BALANCE	(369,976)	(319,334)	(281,480)

Fund	Actual 2020/2021	Budget 2021/2022	Budget 2022/2023
Fund 325 - MILDRED DRIVE SAD:			
TOTAL REVENUES	26,693	21,188	19,949
TOTAL EXPENDITURES	(46,573)	60	100
NET OF REVENUES & EXPENDITURES	73,266	21,128	19,849
BEG. FUND BALANCE	(139,420)	(66,154)	(39,589)
END FUND BALANCE	(66,154)	(45,026)	(19,740)
Fund 327 - SPRINGBROOK SAD:			
TOTAL REVENUES	39,816	31,436	27,300
TOTAL EXPENDITURES	49,461	50	100
NET OF REVENUES & EXPENDITURES	(9,645)	31,386	27,200
BEG. FUND BALANCE	(34,074)	(43,719)	(12,333)
END FUND BALANCE	(43,719)	(12,333)	14,867
Fund 329 - LEWISTON ESTATES SAD:			
TOTAL REVENUES	125,010	105,476	101,356
TOTAL EXPENDITURES	1,099	1,015	100
NET OF REVENUES & EXPENDITURES	123,911	104,461	101,256
BEG. FUND BALANCE	(912,334)	(788,423)	(683,962)
END FUND BALANCE	(788,423)	(683,962)	(582,706)
Fund 331 - STONEGATE SAD:			
TOTAL REVENUES	87,243	57,007	44,517
TOTAL EXPENDITURES	11,819	25	100
NET OF REVENUES & EXPENDITURES	75,424	56,982	44,417
BEG. FUND BALANCE	(203,860)	(128,436)	(71,454)
END FUND BALANCE	(128,436)	(71,454)	(27,037)

Fund	Actual 2020/2021	Budget 2021/2022	Budget 2022/2023
Fund 351 - STONEYBROOK / BROOKWOOD - SAD			
TOTAL REVENUES	-	25	42,840
TOTAL EXPENDITURES	-	598,125	94,100
NET OF REVENUES & EXPENDITURES	-	(598,100)	(51,260)
BEG. FUND BALANCE		-	(598,100)
END FUND BALANCE		(598,100)	(649,360)
Fund 352 - DEER CREEK - SAD			
TOTAL REVENUES	-	25	
TOTAL EXPENDITURES	-	133,425	18,600
NET OF REVENUES & EXPENDITURES	-	(133,400)	(18,600)
BEG. FUND BALANCE		-	(133,400)
END FUND BALANCE		(133,400)	(152,000)
Fund 354 - FAIRFIELD DR DEBT SERVICE FUND:			
TOTAL REVENUES	-	25	
TOTAL EXPENDITURES	-	25	25
NET OF REVENUES & EXPENDITURES	-	-	(25)
BEG. FUND BALANCE	2,030	2,030	2,030
END FUND BALANCE	2,030	2,030	2,005
Fund 355 - GREEN HILLS AND OTHER DEBT FD:			
TOTAL REVENUES	120,447	25	
TOTAL EXPENDITURES	135,575	25	
NET OF REVENUES & EXPENDITURES	(15,128)	-	
BEG. FUND BALANCE	15,128	-	
END FUND BALANCE		-	

Fund	Actual 2020/2021	Budget 2021/2022	Budget 2022/2023
Fund 356 - BARBARA LEE/HARMONY/ETC:			
TOTAL REVENUES	27,125	25,590	
TOTAL EXPENDITURES	38,525	37,340	
NET OF REVENUES & EXPENDITURES	(11,400)	(11,750)	
BEG. FUND BALANCE	20,211	8,812	(2,938)
END FUND BALANCE	8,812	(2,938)	(2,938)
Fund 405 - ROAD CAPITAL IMPROVEMENT FUND:			
TOTAL REVENUES	160,000	75	100
TOTAL EXPENDITURES	-	160,075	100
NET OF REVENUES & EXPENDITURES	160,000	(160,000)	
BEG. FUND BALANCE		160,000	
END FUND BALANCE	160,000	-	
Fund 446 - TOWNSHIP IMPROVEMENT REVOLVING FUND			
TOTAL REVENUES	92,000	192,250	175,100
TOTAL EXPENDITURES	56,419	184,250	206,300
NET OF REVENUES & EXPENDITURES	35,581	8,000	(31,200)
BEG. FUND BALANCE		35,581	224,590
END FUND BALANCE	35,581	43,581	193,390
Fund 494 - DOWNTOWN DEVELOPMENT AUTH FD:			
TOTAL REVENUES	224,333	550	500
TOTAL EXPENDITURES	108,336	635,050	450,050
NET OF REVENUES & EXPENDITURES	115,997	(634,500)	(449,550)
BEG. FUND BALANCE	846,579	1,123,145	488,645
FUND BALANCE ADJUSTMENTS	160,570		
END FUND BALANCE	1,123,145	488,645	39,095

Fund	Actual 2020/2021	Budget 2021/2022	Budget 2022/2023
Fund 590 - SEWER O&M FUND:			
TOTAL REVENUES	4,852,130	4,330,500	4,196,299
TOTAL EXPENDITURES	4,280,629	4,635,046	5,619,144
NET OF REVENUES & EXPENDITURES	571,501	(304,546)	(1,422,844)
BEG. FUND BALANCE	20,582,124	22,977,509	22,672,963
FUND BALANCE ADJUSTMENTS	1,823,884		
END FUND BALANCE	22,977,509	22,672,963	21,250,119
Fund 549 - BUILDING DEPARTMENT FUND			
TOTAL REVENUES	332,682	244,000	292,800
TOTAL EXPENDITURES	256,885	327,139	362,965
NET OF REVENUES & EXPENDITURES	75,797	(83,139)	(70,165)
BEG. FUND BALANCE		405,200	322,061
END FUND BALANCE	405,200	322,061	251,896

BEDFORD TOWNSHIP
MONROE COUNTY, MICHIGAN
OTHER FUNDS
APPROPRIATIONS RESOLUTION
2022/2023

WHEREAS, The Township Board is satisfied that these budgets are reasonable and in the best interest of the Township,

NOW, THEREFORE, BE IT RESOLVED, that the Township Board, of the Township of Bedford, Monroe County, Michigan, hereby adopts the aforementioned budgets for the Other Funds to govern expenditures for the 2022/2023 fiscal year, subject to changes as may result in either unanticipated revenues or expenditures which are either unavoidable or determined by the Board to be in the best interest of the Township and can be met from surplus funds or a reallocation of budget expenses, and

BE IT FURTHER RESOLVED, that it is the expressed intent of the Bedford Township Board that the aforementioned Other Funds budgets be adopted and managed by budgeted activity categories.

Motion by _____, seconded by _____, to adopt the foregoing resolution upon a roll call vote.

AYES:_____

NAYS:_____

ABSENT:_____

The Chairman declared the motion carried and the resolution was adopted.

BY:_____
Trudy L. Hershberger, Clerk

ATTEST:

_____
Paul Pirrone, Supervisor

Date of Adoption:_____

3A

BEDFORD TOWNSHIP BOARD MINUTES
8100 JACKMAN ROAD, TEMPERANCE, MI 48182
May 17, 2022 - 7:00 p.m.

PRESENT:
Paul Pirrone, Supervisor
Trudy Hershberger, Clerk
Krista Jandasek, Treasurer
Todd Bruning, Trustee
Craig Montri, Trustee
Rick Steiner, Trustee

ABSENT: Joe Gore, Trustee

ALSO PRESENT: Phil Goldsmith, Township Attorney; Deputy Treasurer Nicole Knapp

The Regular Meeting of the Bedford Township Board was called to order by Pirrone at 7:00 p.m. followed by the Pledge of Allegiance, a moment of silence for those who lost their life in the shooting in Buffalo, and Prayer led by Tom Loewe, Christ the King Lutheran Church.

APPROVAL OF AGENDA– Pirrone removed item 8E –discussion on maintaining gravel roads. Motion was made by Steiner, seconded by Bruning to approve the agenda as amended. Motion carried on a roll call vote as follows: Aye: Steiner, Bruning, Montri, Jandasek, Hershberger & Pirrone. Nay: none. Absent: Gore.

CONSENT AGENDA

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

The May 3, 2022 Township Board Minutes;
The General, Savings, Pooled Funds and CD reports from the Treasurer;
The Revenue/Expense report and Balance sheet for the period ending April 30, 2022;
Resignation of Samantha Pitzen from the Bedford Fire Department, effective immediately;

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

PRESENTATIONS

MONROE COUNTY SHERIFF DEPARTMENT UPDATE– Undersheriff Jeff Pauli spoke to the monthly stats and mentioned that some canine and new cadet training being done in Bedford Township will not be charged to the Township contract. He reported the Sheriff's department is focusing in on the Bedford motel area. They are compiling data and having all shifts patrol the area intentionally. Sheriff Goodnough has announced a Community Engagement Day, which is an outreach event to be held at Carr Park on June 5th from 2:00 –4:00 pm. Pauli than highlighted a recent case and mentioned this week is National Police week.

PUBLIC COMMENT

Gail Keane, 1056 W. Temperance–questioned how ARPA funds impact the budget.

NEW BUSINESS

VOUCHERS FOR PAYMENT - Motion was made by Hershberger, seconded by Jandasek to approve the following vouchers for payment: General Fund-$49,070.92, Fire District-$66,665.28, Police Fund-$901.04, Park Operating Fund-$1,864.72, Fire Equipment-$315,000.00, Downtown Dev. Authority-$66.87, Library Operating Fund-$8,861.91, Deer Creek SAD-$194.48, Sewer Operation & Main. Fund-$186.83, & Trust and Agency Fund-$2,306.01 for a total of $445,118.06. Motion carried on a roll call vote as follows: Aye: Hershberger, Jandasek, Steiner, Montri, Bruning & Pirrone. Nay: none. Absent: Gore.

APPROVE EXTENSION OF THE TENTATIVE PRELIMINARY PLAT APPROVAL FOR PRAIRIE WOODS SUBDIVISION PLATS 5 & 6– The applicant has requested an extension due to the current economic conditions. Motion was made by Steiner, seconded by Jandasek to approve to extend Prairie Woods subdivision Plats 5 & 6 Preliminary Plat approval, as requested. Motion carried on a roll call vote as follows: Aye: Steiner, Jandasek, Bruning, Montri, Hershberger & Pirrone. Nay: none. Absent: Gore.

APPOINTMENT TO THE DOWNTOWN DEVELOPMENT AUTHORITY – Motion was made by Hershberger, seconded by Jandasek to approve the appointment of Jason Jindo to the Downtown Development Authority for a first-term ending 12/31/2025. Motion carried on a roll call vote as follows: Aye: Hershberger, Jandasek, Bruning, Montri, Steiner & Pirrone. Nay: none. Absent: Gore.

Motion was made by Hershberger, seconded by Jandasek to approve the appointment of Brian Foster to the Downtown Development Authority for a first-term ending 12/31/2025. Motion carried on a roll call vote as follows: Aye: Hershberger, Jandasek, Montri, Bruning, Steiner & Pirrone. Nay: none. Absent: Gore.

APPROVE PROJECTS FOR THE AMERICAN RESCUE PLAN ACT (ARPA) FUNDS – Chair of the ARPA Advisory Committee Nicole Knapp shared the projects the committee recommends. In order to get quotes and do further research on the options, the committee needs Board approval, but all final decisions will be brought back to the Board for approval. Six items were discussed: sidewalks for connectivity; updating ventilation, IT technology and audio/visual in the boardroom; updating the drop box due to new election laws; major road projects; security camera update; and HVAC controls in township building. Montri asked to have culvert repairs added to the list as he feels they are critical infrastructure. The County will be using some of their funds to assist with the repair of two culverts, but it will not cover the entire estimated cost. Motion was made by Pirrone, seconded by Jandasek to move forward on securing estimates for connectivity of sidewalk, IT audio/visual in boardroom, updating the drop slot, security cameras, HVAC controls and culverts. Motion carried on a roll call vote as follows: Aye: Pirrone, Jandasek, Steiner, Bruning, Montri & Hershberger. Nay: none. Absent: Gore.

COMMENTS FROM THE PUBLIC

Kirk Keane, Bedford Fire Chief, 765 Grand Oak – thanked the men and women of our Police Forces who keep us safe, and mentioned this is National EMS week so he thanked the men and women on the Bedford Fire Department for their hard work and our partners at MCA.

LaMar Frederick, 3254 Deer Creek – spoke to the sidewalk proposal near the high school.

Josh Niederkohr, 7948 Wiseman - spoke to sidewalks and Telegraph Road border area.

Gail Keane, 1056 W. Temperance– spoke to the assessing department & ordinance department.

Logan Tisdale, 1308 Brandywine – mentioned we all need to remember and honor those who put their lives on the line especially since it's National Peace Officers Memorial Day and National Police week.

REPORT FROM TOWNSHIP BOARD MEMBERS

Bruning – answered questions he received from a resident by saying the cascade system was given to a firefighter to scrap, the old inoperative washers were given to Jeff Brushaber to dispose of, and Doug Steinman was given permission to drive the unmarked car by Chief Keane.

Montri – wished Henry Montri a very happy 1st birthday.

Steiner – mentioned we need to support those who put their lives on the line and remember what they do.

Jandasek – also thanked the police and firefighters for all they do and mentioned May is motorcycle awareness month – so please give them space and do not put grass clipping in the street as it is dangerous and slippery.
Hershberger – echoed all the comments regarding the police and firefighters; mentioned this is also ALS awareness month, so remember those who are fighting this horrible disease; the Township Hall will be closed Monday, May 30th for Memorial Day; newsletter articles are due Tuesday, May 24; and stated that MDOT put in the crosswalk at Telegraph and Sterns. She has no idea why and the Township was not notified they were doing it.
Pirrone – stated Samantha Pitzen left the fire department to fulfill her dream of working for the Sheriff's department; agrees with all the remarks honoring the police and firefighters; the Farmer's Market is now open Saturday mornings at the Lambertville United Methodist Church; MCOP can offer help/food to residents in need; and the assessing department has been taking calls for the Park Commission as they do not hold hours at the Township.

ADJOURNMENT
The meeting was adjourned at 8:00 p.m.

Trudy L. Hershberger, CMC, MiPMC
Bedford Township Clerk

Nancy Gin
Deputy Clerk/Recording Secretary

6A

Memo
To: Township Board
From: Jodie Rector
Date: June 7, 2022
Re: Mulch King Update Site Compliance Information

THE OVERALL SITE LAYOUT HAS BEEN BROUGHT INTO COMPLIANCE OF THE AMENDED FINAL SITE PLAN, HOWEVER BELOW ARE THE ADDITIONAL REQUIREMENTS FROM THE OCTOBER 13, 2021 PLANNING COMMISSION AMENDED FINAL SITE PLAN APPROVAL WITH SPECIAL APPROVAL FOR A COMPOSTING FACIILTY FOR MULCH KING, ANDREW NYCZ, LOCATED ON PARCEL NUMBER 58-02-035-075-00, OTHERWISE KNOWN AS 110 W. SMITH ROAD, TEMPERANCE, MI 48182:

- INSTALLING THE 3 FOOT BERM ALONG THE ENTIRE 100' OF THE SOUTHWESTERLY PORTION, APPROXIMATELY 482' OF THE SOUTHERN PORTION AND APPROXIMATELY 229' OF THE EASTERLY PORTION OF THE PROPERTY WITHIN 6 MONTHS OF APPROVAL AND TO BE MAINTAINED ANNUALLY WITH MULCH PRODUCED ON SITE AND ALL PLANTINGS TO BE INSTALLED BY JUNE 1, 2022 -approved installed landscaping. Mr. Nycz advised irrigation system installed to maintain plantings. Planning Department advised that should any plantings not survive; plantings must be replaced.

- COMPLYING WITH ALL TOWNSHIP, COUNTY, STATE AND FEDERAL ORDINANCES, LAWS AND REGULATIONS AND SHALL BE DEEMED TO AUTHORIZE ONLY ONE SPECIFIC USE, AND WHICH MAY BE REVOKED BY THE PLANNING COMMISSION AFTER IT FINDS THAT ANY OF THE REQUIREMENTS OF THE ORDINANCE OR CONDITIONS OF APPROVAL ARE NOT BEING MAINTAINED-Planning Department advised the applicant to continue to comply.

- SITE VISIT ON 4/12/2022-REMOVE ALL ITEMS WITHIN 6 MONTHS, NO LATER THAN APRIL 12, 2022, THAT ARE NOT PERMITTED TO BE SOLD ON SITE DUE TO COMMERCIAL RETAIL SALES OF PRODUCTS PRODUCED OFF SITE ARE PROHIBITED IN I-2 LIGHT INDUSTRIAL ZONING UNLESS PART OF SPECIAL APPROVAL FOR COMPOSTING OPERATIONS-As noted on the site plan, salt bin is permitted, however Planning Department reiterated that the salt is permitted for personal (business) use but no retail sales and no items other than what is produced on site is permitted for retail sales. No items to be brought on site for retail sales.

- MUST COMPLY WITH ORDINANCE SECTION 400.1507.5N, WHERE IT STATES, MAXIMUM HEIGHT OF ALL WINDROWS OR ANY OTHER MATERIAL BEING STORED ON SITE SHALL NOT EXCEED 12 FEET IN HEIGHT AS A ZONING VARIANCE TO INCREASE HEIGHT WAS DENIED ON FEBRUARY 1, 2021-Planning Department has approved height of product onsite. Mr. Nycz was advised to continue to maintain the 12' height piles. Planning Department noted that due to the processing of leaves, understanding those piles may at times be over the 12' requirement for processing.

- **SITE PLAN SECTION UNDER COMPOSTING FACILITY OPERATING PLAN MUST BE COMPLIED WITH IN ITS ENTIRETY**-Planning Department provided Mr. Nycz with a copy of the ordinance, noting to continue to comply by ordinance, other than the items where a variance was granted.

- **ADDRESS ALL COMMENTS AND/OR CONDITIONS OF THE REVIEW LETTERS FROM BEDFORD TOWNSHIP FIRE DEPARTMENT**-Comments have been addressed. Per the Fire Department's review letter dated 9/2/2021-there are 2-10LB ABC Fire extinguisher on site, however Mr. Nycz was informed the fire extinguisher to be located in the salt bin needs to be accessible and secure. It was confirmed a key box is installed at the main gate.

  COMMENTS SUPPLIED TO THE PLANNING DEPARTMENT BY THE MONROE COUNTY ROAD COMMISSION-Planning Department is obtaining clarification from the MCRC on the most westerly gravel temporary access and the requirements to remove. Access from Telegraph Road has the installed berm and planting, no access available.

  CONTINUE TO WORK WITH THE MONROE COUNTY DRAIN COMMISSION AND MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY-WAITING ON VERIFICATION ON REQUIREMENTS TO MAINTAIN/STORAGE OF SALT ON-SITE-email from EGLE, Matt Konieczki, (included with photos from site visit)

- **ONE MONUMENT SIGN** -Mr. Nycz has removed the previous located "wood" monument sign that was not compliant. Planning Department advised; a monument sign is not required if there is no desire to install at this time. However, a submitted rendering for review and approval be submitted to the Planning Department and a building permit is required when moving forward.

- **GRANT A SIGN WAIVER TO ALLOW TWO ADDITIONAL NON-ACCESSORY SIGNS TO BE LOCATED WITHIN THE SITE CONDITIONED UPON OBTAINING ALL REQUIRED PERMITS**-Planning Department confirmed four non-accessory signs on site.

- **PROPOSED LOCATION OF EXISTING STRUCTURE SUBJECT TO SUBMITTING CONSTRUCTION DRAWINGS AND CONTINUING TO WORK WITH THE BUILDING DEPARTMENT AND BUILDING OFFICIAL ON ALL REQUIRED SUBMITTALS, APPROVALS, AND OBTAIN ALL REQUIRED PERMITS**-Building Official noted building to be repaired and braced per engineers' drawings and will issue a temporary Certificate of Occupancy, subject to Building and Planning to review entire site once again for compliance in one year.

Planning Department and Building Department are providing an update as the overall site has been brought into compliance with the approved amended site plan, however, the existing structure "salt bin" is still requiring repairs subject to the submitted engineer drawings.

Planning and Building Department are requesting the Board to consider allowing a temporary Certificate of Occupancy be issued from the Building Official (included) providing one year to bring the structure into compliance and to continue to maintain the overall site into compliance.

TEMPORARY
CERTIFICATE OF OCCUPANCY
BEDFORD TOWNSHIP
COUNTY OF MONROE
STATE OF MICHIGAN

This is to certify that the structure described below has been constructed by the applicant and

PB210681 **110 W SMITH** **40 X 40 POLE BARN**

COPY

BUILT WITHOUT PERMIT, SITE PLAN APPROVAL OR SOIL EROSION.
PERMIT ISSUED AFTER SITE PLAN APPROVAL OBTAINED.
SUBJECT TO FIELD INSPECTION

is in accordance with the provisions of the Michigan Residential Code 2015 or Michigan Building Code 2015 for Commercial application, Zoning Ordinance and the Health Laws of the Township of Bedford, County of Monroe.
It is specifically understood that this certificate becomes null and void in 60 days, or if any changes are made in structure, occupancy or use without departmental approval.
On, 06/02/2022 , Dennis Kolar , Building Inspector for the Township of Bedford, did a final inspection on the above labeled premises. Upon field inspection, he found the discrepancies listed below within the Michigan Code: Discrepancies must be complete before final certificate of occupancy can be issued.

BUILDING TO BE REPAIRED AND BRACED PER ENGINEERS DRAWINGS. BUILDING AND PLANNING WILL REVIEW SITE IN ONE YEAR

Building Inspector

Jodie Rector

Subject: FW: Mulch King Salt Storage
Attachments: Salt Barn North Side.JPG; Salt Barn South Side.JPG; Salt Barn East Side.JPG; Salt Barn Southeast Side.JPG

From: Konieczki, Matt (EGLE) <KonieczkiM@michigan.gov>
Sent: Monday, May 16, 2022 7:31 AM
To: Jodie Rector <JRector@bedfordmi.org>
Cc: andrew nycz <turfinatorslawnservices@gmail.com>
Subject: Mulch King Salt Storage

Hi Jodie,

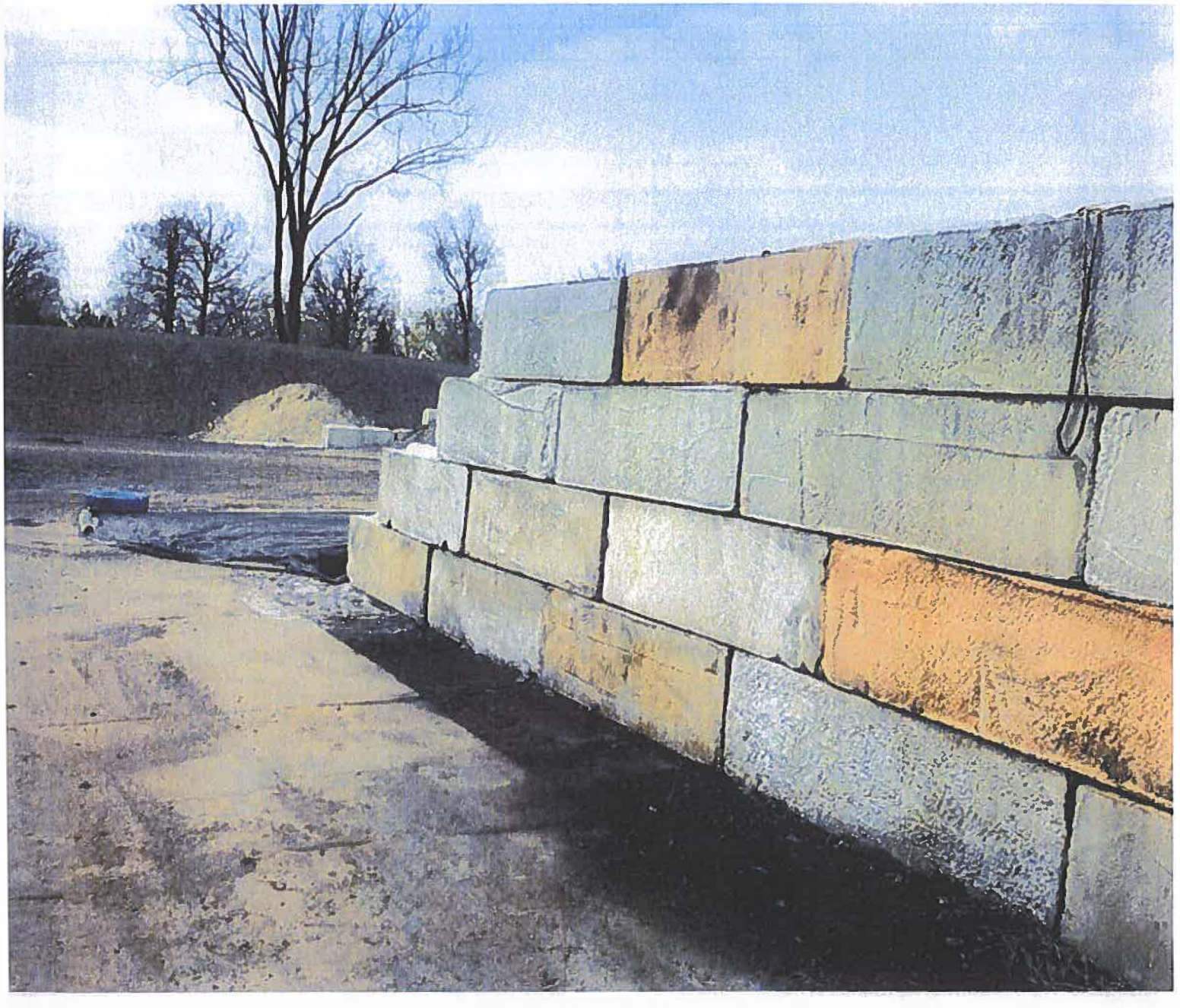
I stopped out to Mulch King on May 11th and met with Andrew (copied) to look at the salt storage area on site as requested (site photos attached). We walked around the entire outside of the barn, although my west side picture was too blurry to include.

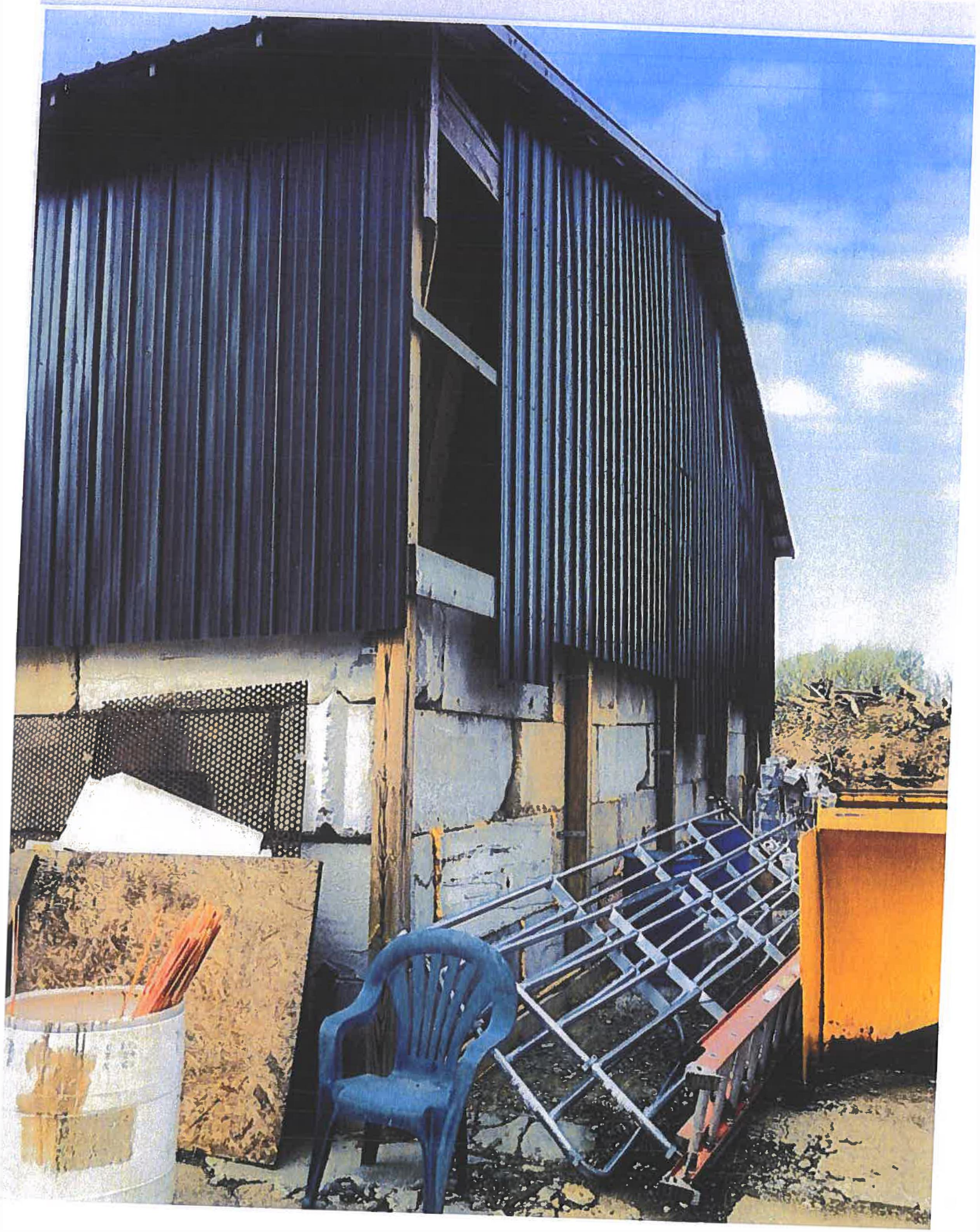
Overall, the barn (including roof, walls, concrete blocks with foam between, and internal "ramp" structure) offered adequate protection from storm water. The concrete floor should offer adequate protection for groundwater. The only item I forgot to mention/ask about on site is that any joints or cracks in the concrete should be sealed (Andrew-maybe you can confirm if this is the case or not). The tarps covering the salt that was not under the roof had some small holes in them, and there were a couple small salt residue spots on the ground. I asked Andrew to address both of these and send me pictures when completed. He did so and sent me pictures showing these items to be addressed on 5-13.

Andrew stated that the plan moving forward is to add on to the barn so that all salt storage as well as the truck loading area will be under the cover of the roof. This is a good plan on my end. He also purchased a new waterproof tarp which should be an improvement.

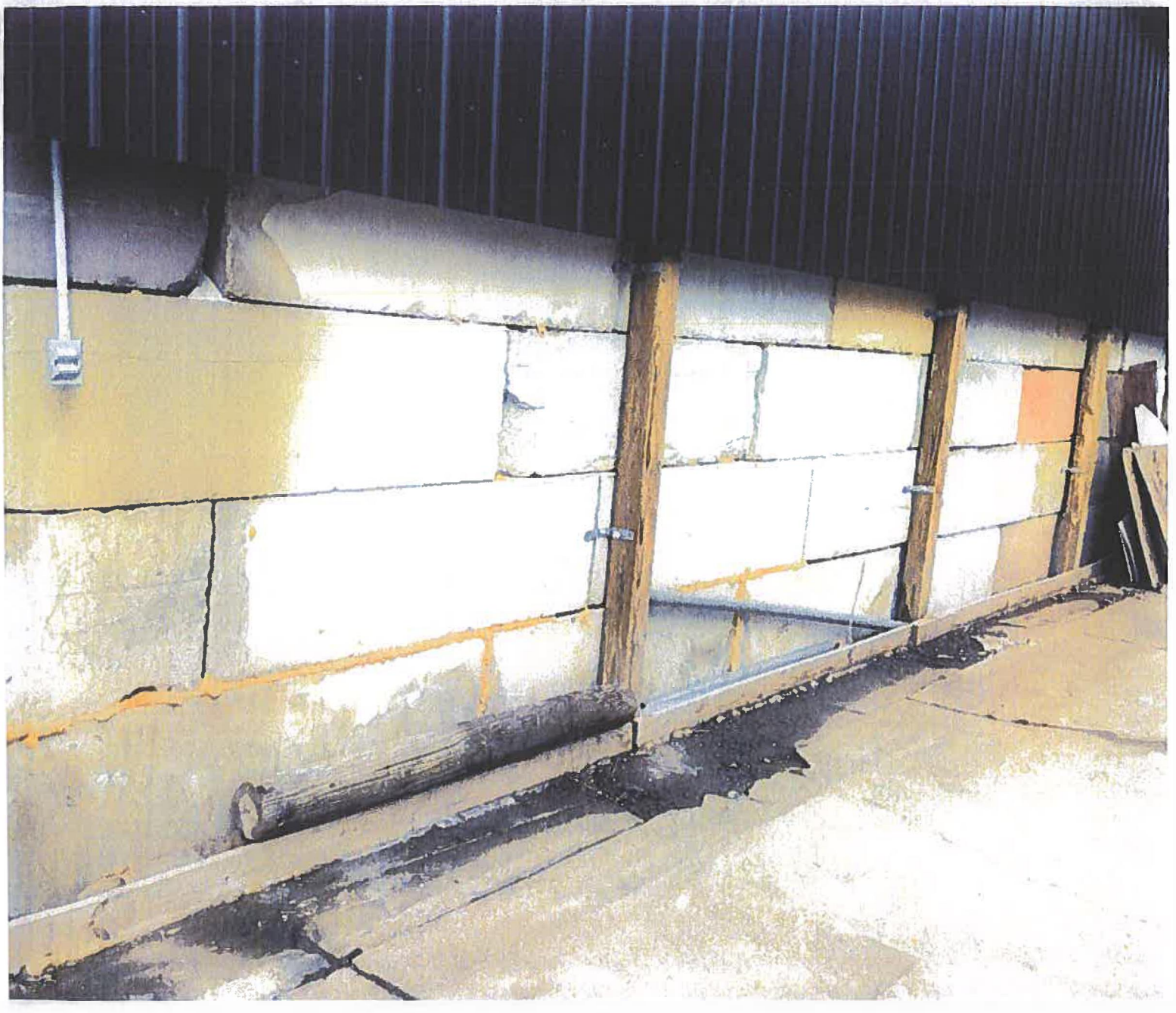
If you have any questions, just let me know. Thank you,

Matt Konieczki
Department of Environment, Great Lakes, and Energy
517-867-0745
konieczkim@michigan.gov









BEDFORD TOWNSHIP **8A**

8100 JACKMAN ROAD, TEMPERANCE, MI 48182

APPROVED PMT. REPORT THROUGH 5/31/2022

CODE	PAGE	TOTAL
101 GENERAL FUND	pg. 1 - 5	$51,022.90
206 FIRE DISTRICT FUND	pg. 5 - 6	$46,684.58
207 POLICE FUND	pg. 6	$4,858.94
208 PARK OPERATING FUND	pg. 7	$57,237.39
211 FIRE EQUIPMENT	pg. 7	$15,337.18
248 DOWNTOWN DEV. AUTHORITY	pg. 7 - 8	$109.59
271 LIBRARY OPERATING FUND	pg. 8	$4,784.47
590 SEWER O & M FUND	pg. 8	$461,417.31
701 TRUST & AGENCY FUND	pg. 8	$5,510.02
Grand Total		$646,962.38

8B

Memorandum

To: Township Board

From: Jodie L. Rector

Date: 6/7/2022

Re: REQUEST FROM CONSUMERS ENERGY, TO REZONE PARCEL NUMBER 5802-036-029-10, FROM I-1, PLANNED INDUSTRIAL PARK ZONING DISTRICT, TO I-2, LIGHT INDUSTRIAL ZONING DISTRICT, LOCATED ON THE EAST SIDE OF CRABB ROAD, SOUTH OF STERNS ROAD, OTHERWISE KNOWN AS 7100 CRABB ROAD, TEMPERANCE, MI 48182

Township Board Members:

The following request is to rezone from I-1, Planned Industrial Park, to I-2, Light Industrial. The applicant recently purchased (previously leasing) the subject parcel and the parcel to the north. The applicant's intent is to combine the two parcels. Once purchased the applicant submitted for a land division to combine the subject parcel, I-1, Planned Industrial Park Zoned, to the parcel to the north I-2, Light Industrial Zoning District. During the Planning Department's review of the proposed land division a decision was made to deny the request (Per Section 301.007 Application for combinations). It was explained to the applicant that due to the separate zoning districts a rezoning request would be required to combine the two parcels. The Planning Department advised the applicant of the process, requiring a public hearing, the request being presented for review and a recommendation from the Planning Commission, then presented, reviewed and a decision by the Township Board before a combination of the two parcels could be reviewed and approved by the land division administrator, to avoid creating a split zoned parcel.

The Planning Department requested a review of the rezoning request be conducted by Lucie Fortin of The Mannik & Smith Group and Planner for Bedford Township. Ms. Fortin prepared an overall review of the subject area and concluded the proposed zoning district would be consistent with the land development trends in the general vicinity of the subject property and 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:

- It is consistent with the Township's Master Plan, its Future Land Use Plan and its goals and strategies;
- A rezoning is required for the two parcels owned by the applicant to be combined; and
- Given the property size and setting, the I-2, Light Industrial District is more appropriate than the I-1, Industrial Park District.

On May 11, 2022, the Planning Commission held a public hearing for the request and recommended to approve the request to rezone parcel number 5802-036-029-10, from I-1, Planned Industrial Park to I-2, Light Industrial supported by the review and recommendation from Lucie Fortin, MSG, Bedford Township Planner (minutes included).

TO BE LOCATED BEHIND THE FRONT BUILDING LINE OF THE HOME, MEETING ALL SETBACK REQUIREMENTS AS SHOWN ON THE SUBMITTED RENDERING AND THE APPLICANT OBTAINING BUILDING PERMIT FROM THE TOWNSHIP.

This motion includes an accepted friendly amendment.

Roll call as follows: Voting Aye: Helm, Lampkowski, Steiner, Covrett and Fritz
Voting Nay: None
Excused: Mahoney, Swank
Motion carried.

B) OPEN THE PUBLIC HEARING REGARDING THE REQUEST FROM CONSUMERS ENERGY, TO REZONE PARCEL NUMBER 5802-036-029-10, FROM I-1, PLANNED INDUSTRIAL PARK ZONING DISTRICT TO I-2, LIGHT INDUSTRIAL ZONING DISTRICT, LOCATED ON THE EAST SIDE OF CRABB ROAD, SOUTH OF STERNS ROAD, OTHERWISE KNOWN AS 7100 CRABB ROAD, TEMPERANCE, MI 48182

Motion by Fritz, supported by Helm, to open the public hearing at 7:16 p.m. Motion carried.

Fritz informed the applicant the Planning Commission was two members short, offering the option to defer to a later date when all members could be present.

Mr. Lawson-Applicant- 1 Energy Plaza-Mr. Lawson stated he would like to proceed.

There was no public comment.

Motion by Fritz, supported by Helm, to close the public hearing at 7:18 p.m. Motion carried.

Rector read the analysis stating the subject site consists of approximately 1.36 acres, with an existing structure, which is currently owned by Consumers Energy. The site is served by municipal water and sanitary sewer, and the surrounding zonings are:

North-I-2, Light Industrial
South- I-1, Planned Industrial Park
East- I-2, Light Industrial
West- I-1, Planned Industrial Park

Rector stated the request is rezone from I-1, Planned Industrial Park, to I-2, Light Industrial. The applicant recently purchased (previously leasing) the subject parcel and the parcel to the north. The applicant's intent is to combine the two parcels. Once purchased the applicant submitted for a land division to combine the subject parcel, I-1, Planned Industrial Park Zoned, to the parcel to the north I-2, Light Industrial Zoning District. Rector further stated during the Planning Department's review of the proposed land division a decision was made to deny the request. It was explained to the applicant that due to the separate zoning districts a rezoning request would be required to combine the two parcels. The Planning Department advised the applicant of the process, requiring a public hearing, the request being presented for review and a recommendation from the Planning Commission, then presented, reviewed and a decision by the Township Board before a combination of the two parcels could be reviewed and approved by the land division administrator, to avoid creating a split zoned parcel. Rector noted the ordinance language of Section

301.007.A, regarding land divisions and the requirement of identical zoning district classifications, was provided to the Commission members at their desks.

Rector informed the Commission members the Master Plan adopted on October 28, 2015 and 5-year reapproval on 12/16/2020, designates this area as Research and Development, a designation intended to specifically accommodate low impact light industries with small scale low impact light industrial uses of manufacturing or services not requiring heavy truck traffic, designed with controlled and convenient access, screening of outdoor storage, work areas and equipment, to be located in the southeast corner of the Township.

Rector stated the Planning Department requested a review of the rezoning request be conducted by Lucie Fortin of The Mannik & Smith Group and Planner for Bedford Township. Ms. Fortin prepared an overall review of the subject area and concluded the proposed zoning district would be consistent with the land development trends in the general vicinity of the subject property and is consistent with the goals, policies and future land use map of the Township's Master Plan. Rector stated 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:

- **It is consistent with the Township's Master Plan, its Future Land Use Plan and its goals and strategies;**
- **A rezoning is required for the two parcels owned by the applicant to be combined; and**
- **Given the property size and setting, the I-2, Light Industrial District is more appropriate than the I-1, Industrial Park District.**

Covrett stated the Planner review provided by Lucie Fortin, Mannik and Smith Group, was very thorough and appreciated the detail provided. Covrett stated I-2, Light Industrial, is present directly adjacent to the subject parcel and the requested rezoning is consistent with the Master Plan and Future Land Use Plan. Covrett further stated the request is practical as the applicant is seeking a land combination and the parcel to the south of the subject parcel is I-1, Planned Industrial Park, and the parcel to the south of that parcel is AG, Agricultural, so step down zoning is in effect. Steiner agreed with Covrett on the thorough Planner review from Mannik and Smith Group and agreed the request is practical as most uses are shared within I-1, Planned Industrial Park, and I-2, Light Industrial, zoning districts. Steiner stated to include in the motion the language of the recommendation from the Planner review as well as the Land Division ordinance language from section 301.007.A.

MOTION BY COVRETT, SUPPORTED BY HELM, TO RECOMMEND TO THE TOWNSHIP BOARD THE REQUEST FROM CONSUMERS ENERGY, TO REZONE PARCEL NUMBER 5802-036-029-10, FROM I-1, PLANNED INDUSTRIAL PARK ZONING DISTRICT TO I-2, LIGHT INDUSTRIAL ZONING DISTRICT, LOCATED ON THE EAST SIDE OF CRABB ROAD, SOUTH OF STERNS ROAD, OTHERWISE KNOWN AS 7100 CRABB ROAD, TEMPERANCE, MI 48182 DUE TO THE REQUEST BEING CONSISTENT WITH THE TOWNSHIP'S MASTER PLAN, TOWNSHIP'S FUTURE LAND USE PLAN AND ITS GOALS AND STRATEGIES, A REZONING IS REQUIRED FOR THE TWO PARCELS OWNED BY THE APPLICANT TO BE COMBINED AND GIVEN THE PROPERTY SIZE AND SETTING, THE I-2, LIGHT INDUSTRIAL DISTRICT, IS MORE APPROPRIATE THAN THE I-1, INDUSTRIAL PARK DISTRICT AND SUBJECT TO A REVIEW AND AN APPROVAL OF A COMBINATION FROM THE ASSESSING DEPARTMENT, ALL SHALL BE SUBJECT TO COMMON TITLE OWNERSHIP AND IDENTICAL ZONING DISTRICT CLASSIFICATION OF THE LANDS TO BE COMBINED(SECTION 301.007.A).
This motion includes an accepted friendly amendment.

Roll call as follows: Voting Aye: Covrett, Helm, Steiner, Lampkowski and Fritz
Voting Nay: None
Excused: Mahoney, Swank
Motion carried.

Rector stated she would inform the applicant of the date for the request to the Township Board. Attorney Kamprath stated the next step for the applicant is to submit to the Assessing Department for a land combination. Attorney Kamprath advised when combining parcels, common ownership is required and should a mortgage be in effect for the parcel(s), that would need to be adjusted to include both parcels. Attorney Kamprath stated should a mortgage be in effect and it not be amended to include both parcels, the applicant risks the property becoming land locked or abandoned land should the mortgage default. Attorney Kamprath stated a title search, or statement confirming status of mortgage for the parcels, and a legal description of the entire parcels to be combined would be required as well as any additional requirements with the land division application. Rector advised all items are included on the land division application. Rector advised the Commission the applicant has been working with the Assessing Department on those requirements.

PUBLIC COMMENT–

Gail Keane-1056 W. Temperance- Ms. Keane stated concerns with the ordinance language on fencing requirements in regards to her property. Ms. Keane requested clarification on a definition of fencing within the ordinance language. Ms. Keane stated concern with the enforcement of the blight ordinance and what is defined as blight.

INFORMATION –

Rector stated the next Planning Commission meeting is tentatively scheduled for May 25th and an email will be sent out to members to confirm availability.

COMMISSION / STAFF COMMENT-

Covrett stated the sign ordinance was given to the Commission members to review and the ordinance is in need of review and possible amendments.
Rector stated should the Commission members have specific sections they would like to discuss to please email or visit the Planning Department to discuss their suggestions prior to placing the request on the meeting agenda.
Steiner questioned the forming of a committee for the Capitol Improvement Plan and stated a request for an update was mentioned at the Budget meetings.
Rector advised she would reach out to Mr. Miller, Finance Manager, to move forward with the Committee as the CIP has been created however the CIP asset lists needs to be addressed. Rector also stated a copy of the CIP can be provided to any Commission members however she noted the plan is not all inclusive of the asset list as appropriate costs and funds for assets still need to be determined. Rector advised if any Commission members have experience with those assets, input would be appreciated.
Steiner stated he is available to assist and recommended including Dennis Kolar, Building Official, to assist with structures.

ADJOURNMENT-The meeting was duly adjourned at 7:44 p.m.

Respectfully submitted, Katrina Ingram, Recording Secretary

BEDFORD TOWNSHIP
PLANNING COMMISSION – REZONING REQUEST SITE ANALYSIS

Date:	May 11, 2022
Applicant:	Consumers Energy One Energy Plaza Jackson, MI 49201
Owner:	Same
Subject Site Address:	7100 Crabb Road Temperance, MI 48182
Current Zoning:	I-1, Planned Industrial Park
Requested Zoning:	I-2, Light Industrial
Master Plan Designation:	Research and development
Parcel Number and Size:	5802-036-029-10 1.36 Acres

Site Characteristics:

The subject site consists of approximately 1.36 acres, with an existing structure, which is currently owned by Consumers Energy.

The site is served by municipal water and sanitary sewer, and the surrounding zonings are (map included):

North-I-2, Light Industrial
South- I-1, Planned Industrial Park
East- I-2, Light Industrial
West- I-1, Planned Industrial Park

Request:

The request is rezone from I-1, Planned Industrial Park, to I-2, Light Industrial. The applicant recently purchased (previously leasing) the subject parcel and the parcel to the north. The applicant's intent is to combine the two parcels (submitted letter). Once purchased the applicant submitted for a land division to combine the subject parcel, I-1, Planned Industrial Park Zoned, to the parcel to the north I-2, Light Industrial Zoning District. During the Planning Department's review of the proposed land division a decision was made to deny the request. It was explained to the applicant that due to the separate zoning districts a rezoning request would be required to combine the two parcels. The Planning Department advised the applicant of the process, requiring a public hearing, the request being presented for review and a recommendation from the Planning Commission, then presented, reviewed and a decision by the Township Board before a combination of the two parcels could be reviewed and approved by the land division administrator, to avoid creating a split zoned parcel.

Master Plan: The Master Plan adopted on October 28, 2015 and 5-year reapproval on 12/16/2020, designates this area as Research and Development, a designation intended to specifically accommodate low impact light industries with small scale

low impact light industrial uses of manufacturing or services not requiring heavy truck traffic, designed with controlled and convenient access, screening of outdoor storage, work areas and equipment, to be located in the southeast corner of the Township (Master Plan included).

The Planning Department requested a review of the rezoning request be conducted by Lucie Fortin of The Mannik & Smith Group and Planner for Bedford Township. Ms. Fortin prepared an overall review of the subject area and concluded the proposed zoning district would be consistent with the land development trends in the general vicinity of the subject property and 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:

- **It is consistent with the Township's Master Plan, its Future Land Use Plan and its goals and strategies;**
- **A rezoning is required for the two parcels owned by the applicant to be combined; and**
- **Given the property size and setting, the I-2, Light Industrial District is more appropriate than the I-I, Industrial Park District.**

Ordinances ***400.1500, I-2, Light Industrial Districts and 400.1400, I-1, Planned Industrial Park Districts*** have been included in your packet.

Analysis prepared by Jodie L. Rector

BEDFORD TOWNSHIP PLANNING COMMISSION
APPLICATION FOR ZONING CHANGE OR AMENDMENT

1. 58-02-036-029-10 — 1.36
   Parcel Number — Number of Acres
   7100 Crabb RD, Temperance, MI 48182
   Address — City / State / Zip

2. Consumers Energy — 517-745-2387
   Property Owner(s) — Phone — Fax
   Jackson, MI 49201
   Address — City / State / Zip
   courtney.e.killeen@cmsenergy.com
   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: I-1 Requested Zoning: I-2
   Public Utility/Essential Service Service Center — Proposed Use of Property (Attach Plot Plan)

5. I(We), _____, 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.)

   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.

   Courtney E Killeen — Courtney Killeen — 3.25.2022
   Signature — Typed/Printed Name — Date

   Signature — Typed/Printed Name — Date

   Application Accepted By: _____
   Planning Department Rep — Date — Copy Given To Applicant — App. or Rep. Initials

Payment Mailed 3/29/22 informed via email

4/11/22 recieved CK Meeting 5/11/22

May 2, 2022

Bedford Township
Planning Commission
8100 Jackman Road
Temperance, Michigan 48182-0607

Subject:	**Rezoning Request Review** Proposed Rezoning from I-1, Planned Industrial Park District to I-2, Light Industrial District.
Owner/Applicant:	Consumers Energy (One Energy Plaza, Jackson, MI 49201)
Location:	7100 Crabb Road (Parcel # 58-02-036-029-10)
Current Zoning:	I-1, Planned Industrial Park District
Project No.:	BEDT0047

Dear Commission members:

We have reviewed a rezoning request for a 1.36-acre parcel located at the southeast corner of the Township on Crabb Road south of Sterns Road:

From: I-1, Planned Industrial Park District
To: I-2,Light Industrial District.

Our review provides a brief overview of the property, the procedure for reviewing and acting on rezoning requests, followed by an examination of key planning issues related to this case for your consideration.

1. OVERVIEW AND PROCEDURE

Consumers Energy (CE) is requesting to rezone the subject 1.36-acre parcel to I-2, Light Industrial District to match the parcel to the north. The northern parcel includes a gravel parking area with access from/to Crabb Road. The subject parcel contains an existing 8,000-square foot building, a fenced-in rear storage area, and two access drives from/to Crabb Road. The stated purpose of the rezoning request is to have both parcels under the same zoning district in order to allow the parcels to be combined.

Article XXV of the Zoning Ordinance addresses changes and amendments to the Ordinance, including a change in zoning classification. Since the Township does not have specific review criteria for rezoning request in the Township Zoning Ordinance, we have applied best practice planning standards that are typically used to assist in reviewing rezoning requests.

The procedures for granting a rezoning request are as follows: the Planning Commission conducts a public hearing, reviews the application, and makes a recommendation to the Township Board to approve or deny the request. The Township Board makes the final decision to approve or deny the rezoning request considering the Planning Commission recommendation.

1771 N. Dixie Highway, Monroe, Michigan 48162 Tel: 734.289.2200 Fax: 734.289.2345 www.MannikSmithGroup.com

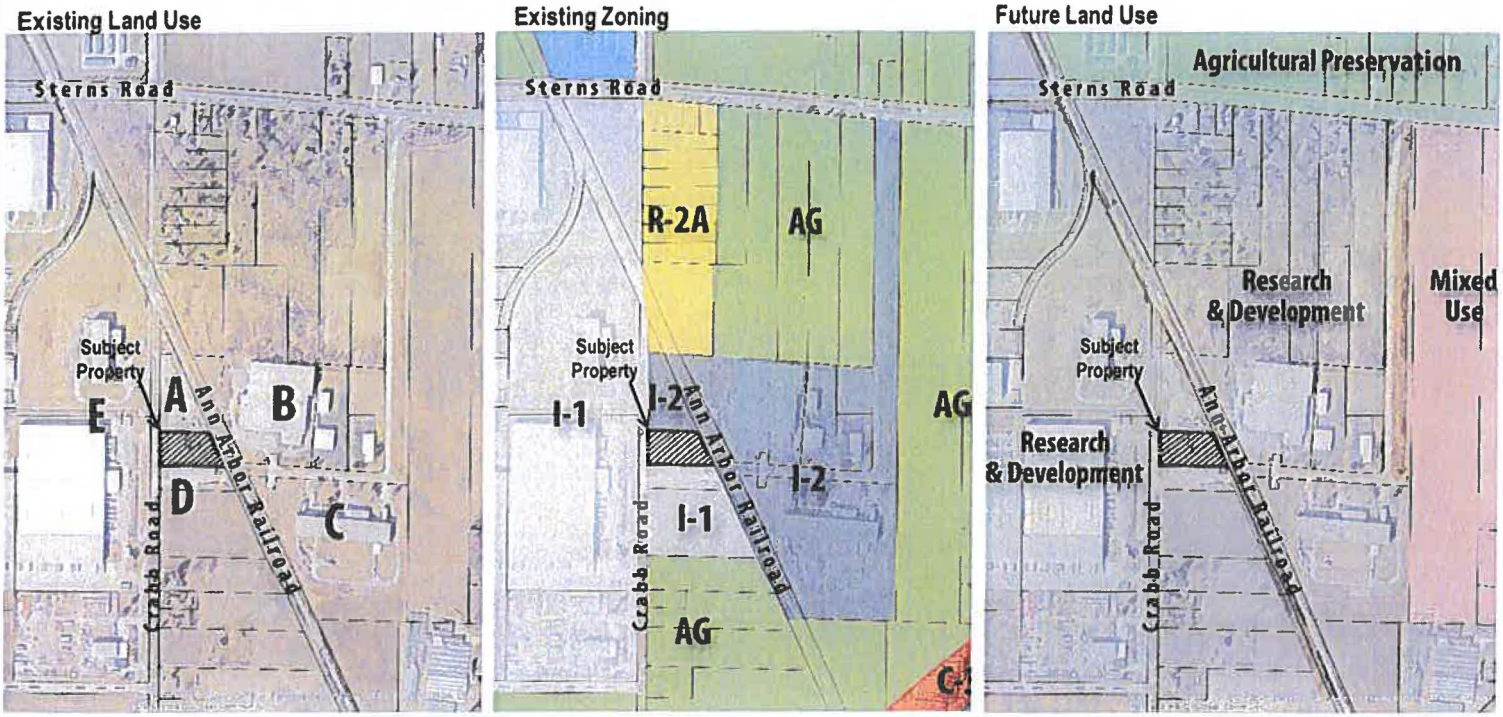
2. ADJACENT LAND USE, ZONING AND PLANNED USES

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

Table 1. Adjacent Property Land Use & Zoning

Key		Existing Land Use	Zoning District	Future Land Use
A	North	Gravel lot - Vacant	I-2, Light Industrial	Research & Development
B	East	Ann Arbor Railroad + Unique Tool & Manufacturing	I-2, Light Industrial	Research & Development
C	East	Temperance Distilling Company	I-2, Light Industrial	Research & Development
D	South	High Tech Mechanical Services	I-1, Planned Industrial Park District	Research & Development
E	West	Syncreon Bozel North America	I-1, Planned Industrial Park District	Research & Development

Figure 1. Adjacent Properties



3. ZONING DISTRICT COMPARISON

In accordance with the Township Zoning Ordinance, the I-2, Light Industrial District is designed to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts.

On the other hand, the I-1, Industrial Park District is intended to provide space in attractive and appropriate locations of the Township for limited types of manufacturing, which are free from offensive characteristics and which prepare products from previously prepared material. It is further the purpose of the district to provide for landscaped building sites in a setting compatible with adjoining residential, business, and agricultural districts.

While the I-1, Industrial Park District and I-2, Light Industrial District vary in intent and purposes, the uses allowed and the dimensional requirements for the districts, as outlined in Table 2 and 3 below, are not remarkably different.

Table 2. Uses Permitted in I-1, Industrial Park District and I-2, Light Industrial District

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

Land Use	I-1	I-2
Uses related to basic research, design, and pilot or experimental product development	P	P
Warehousing and wholesale establishments, and trucking facilities	P	P
Manufacture, compounding, processing, packaging, or treatment of products such as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, jewelry and cutlery	P	P
Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas	P	P
Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products	P	P
Manufacture of assembly of electrical equipment and appliances, electronic instruments and devices, radios, and photographs	P	P
Laboratories – experimental, film or testing	P	P
Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like	P	P
Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumer at retail	P	P
Mail order house	P	P
Tool, die, gauge and machine shops	P	P
Equipment repair	P	P
Warehouse, storage and transfer and electric or gas service buildings and yards along with other public utility buildings	P	P
Municipal uses such as water treatment plants, etc.	P	P
Office uses whose operation is related to other industrial operations	P	P
Indoor tennis or racquet court facilities	P	P
Auto engine and body repair	P	P
Various agricultural uses on land at least 5 acres in size	P	P
Overnight quarters for watchmen or security personnel	P	P
Mini warehouses and resident caretaker	P	P
Child care centers subject to conditions	P	P
Employer-sponsored child care centers subject to conditions	P	P

Land Use	I-1	I-2
Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, (provided enclosed within a building or within an obscuring wall or fence)		P
Greenhouses		P
Manufacture, compounding, processing, packaging or treatment of products such as paint and varnish	S	S
Battery manufacturing	S	S
Foundry where accessory to a principal use	S	S
Trade plating, buffing, polishing, stamping, extrusion and molding	S	S
Uses which serve the convenience needs of the industrial district	S	S
Lumber and planning mills not continuous to I-1 district		S
Commercial Kennel		S
Fireworks		S
Commercial composting facilities		S

Table 3. Area and Bulk Requirements

Zoning District	Minimum Lot Area	Minimum Lot Width (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Building& Structure Area (Square Feet)	Maximum Building Height (Feet)
I-1	-	100	67 from Crabb Road	20 least one /40 both	20	-	40
I-2	-	100	67 from Crabb Road	20leastone /40 both	20	-	40

Note *: While no minimum lot area is required, the site must be of a sufficient size to accommodate both the building and parking areas associated with the proposed use as required by the Zoning Ordinance.

4. REZONING REVIEW

There are a number of factors to take into account when considering requests to change a zoning district. The most fundamental question to consider regarding a rezoning request is whether the property proposed to be rezoned is appropriate for **any** of the uses permitted in the new zone, not simply a stated proposed use. We have identified several factors and criteria that are important for the Planning Commission and Township Board to consider in making their findings and decision.

(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 identifies the subject property as Research & Development, a designation intended to accommodate low impact light industries including manufacturing and services not requiring heavy truck traffic. This future land use designation would correspond to any of the industrial districts.

The specific Township Master Plan policies that have relevance to this request include:

- Economic Development Goal 3
  - Strategy 1.7: Maintain a pattern of commercial and industrial development with clear edges and preserved open space buffers delineating village, rural, and suburban landscapes.
  - Strategy 3.3: Prevent industrial development which will negatively impact environmentally sensitive areas or result in substantial changes to natural systems.

The subject parcel lies in an area of the Township identified for research and development and is surrounded on all sides by the same future land use designation. The proposed rezoning request is consistent with the Township's Master Plan and will likely have no negative impact on natural systems or surrounding properties.

(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.

As depicted on Figure 1, the surrounding land uses in the immediate vicinity of the property are a vacant lot to the north, the Ann Arbor Railroad corridor and industrial land uses to the east, and industrial land uses to the south and west.

The land uses permitted in either the I-1 or I-2 Districts are very similar. The potential future uses to be developed on this combined property are not likely to have a negative impact on the surrounding uses in terms of development intensity.

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

Trends in the area's land development clearly show that the subject property lies within the industrial area of the Township. The proposed I-2 zoning district is consistent with the land development trends in the general vicinity of the subject property.

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

The combined overall property would be just over 3 acres, which is not likely to accommodate some of the more intensive industrial uses permitted under the I-2 zoning district.

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

The site is already developed and offer little limitations to development.

(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.

The property is currently served by both sanitary sewer and water lines located along Crabb Road.

(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.

While the I-1, Industrial Park District and I-2, Light Industrial District vary in intent and purposes, the uses allowed and the dimensional requirements for the districts are not remarkably different. The I-1, Industrial Park District is intended to accommodate campus-like business park development such as the development located across the road. The subject parcels, located on a narrow piece of land between Crabb Road and the Ann Arbor Railroad does not present any potential for that type of development.

5. RECOMMENDATION

We suggest the Planning Commission makes a recommendation to the Township Board to approve the rezoning request for the 1.36-acre parcel located on parcel number 58-02-026-070-00 from I-1, Industrial Park District to I-2, Light Industrial District, for the following key reasons:

- It is consistent with the Township's Master Plan, its Future Land Use Plan and its goals and strategies;
- A rezoning is required for the two parcels owned by the applicant to be comb ined; and
- Given the property size and setting, the I-2, Light Industrial District is more appropriate than the I-1, Industrial Park District.

Please do not hesitate to contact us if you have any questions.

Sincerely,

Lucie Fortin

Lucie Fortin, AICP, LLA
Community Planner/Landscape Architect

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP

BASIS OF BEARING

BASIS OF ELEVATION

MISS DIG INFORMATION

REFERENCE SURVEYS

SURVEYOR'S NOTES:

SCHEDULE B-II EXCEPTIONS

LEGAL DESCRIPTION

ENCROACHMENT NOTES

CERTIFICATION

GRAPHIC SCALE







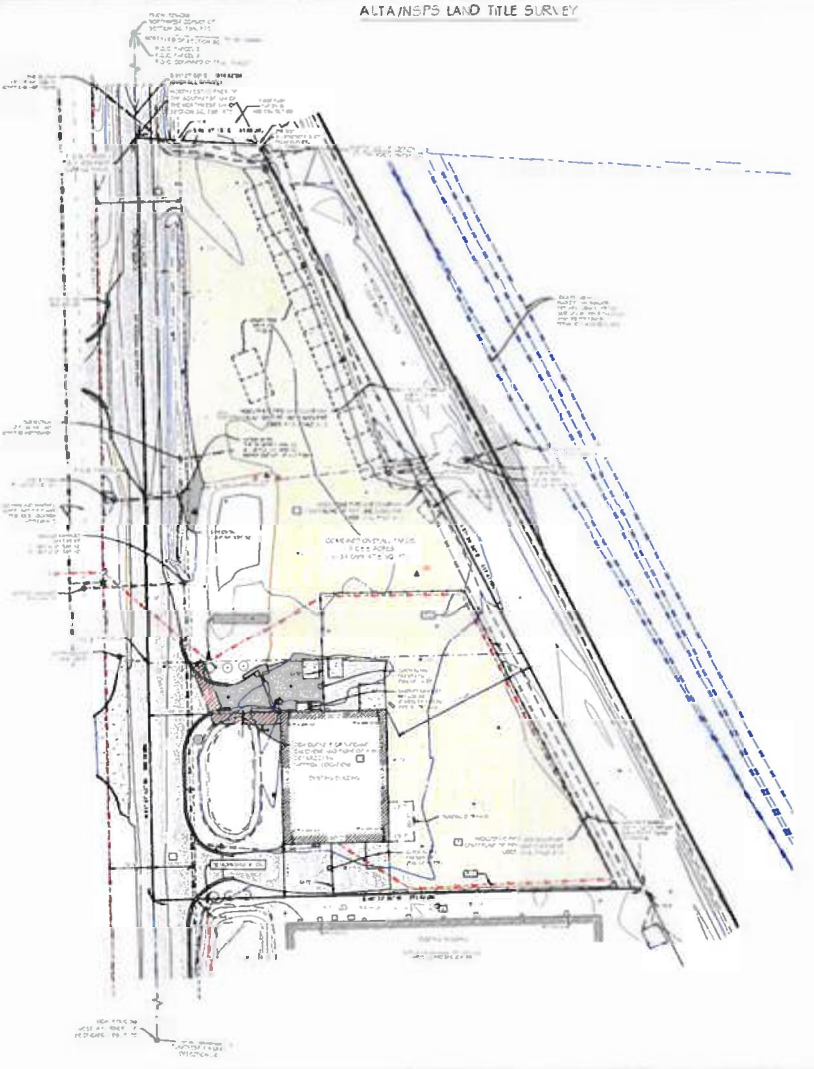
Consumers Energy

INTERMOUNTAIN GAS COMPANY

SOUTH MONROE SERVICE CENTER - OPTION #1 (TBD)
ALTA/NSPS LAND TITLE SURVEY

SJ-20757

ALTA/NSPS LAND TITLE SURVEY



BASIS OF BEARING

BASIS OF ELEVATION

AS SURVEYED LEGAL DESCRIPTION

GRAPHIC SCALE

Consumers Energy

METRO CONSULTING ASSOCIATES

SOUTH MONROE SERVICE CENTER - OPTION #2 - TSD
ALTA/NSPS LAND TITLE SURVEY

Project No. 21-20737

Consumers Energy
Count on Us®

A CMS Energy Company

March 25, 2022

Monroe Service Center
WO# 39255880
SP# 3107

Bedford Township
Attn: Jodie Rector
8100 Jackman RD
Temperance, MI 48182

RE: REZONING APPLICATION – PARCEL ID 58-02-036-029-10

Consumers Energy Company has purchased parcel number 58-02-036-029-10 located in Section 36, T08S, R07E, Bedford Township, Monroe County, Michigan. This parcel is currently zoned I-1 Planned Industrial Park and we are proposing to rezone the parcel to I-2 Light Industrial to combine with parcel number 58-02-036-046-00 (owned by Consumers Energy).

Enclosed please find the completed re-zoning application, survey drawings, and warranty deed for the above referened parcel numbers. Additionally enclosed is check no. 29000 in the amount of $1520.00 to cover the application and escrow fees associated with our application.

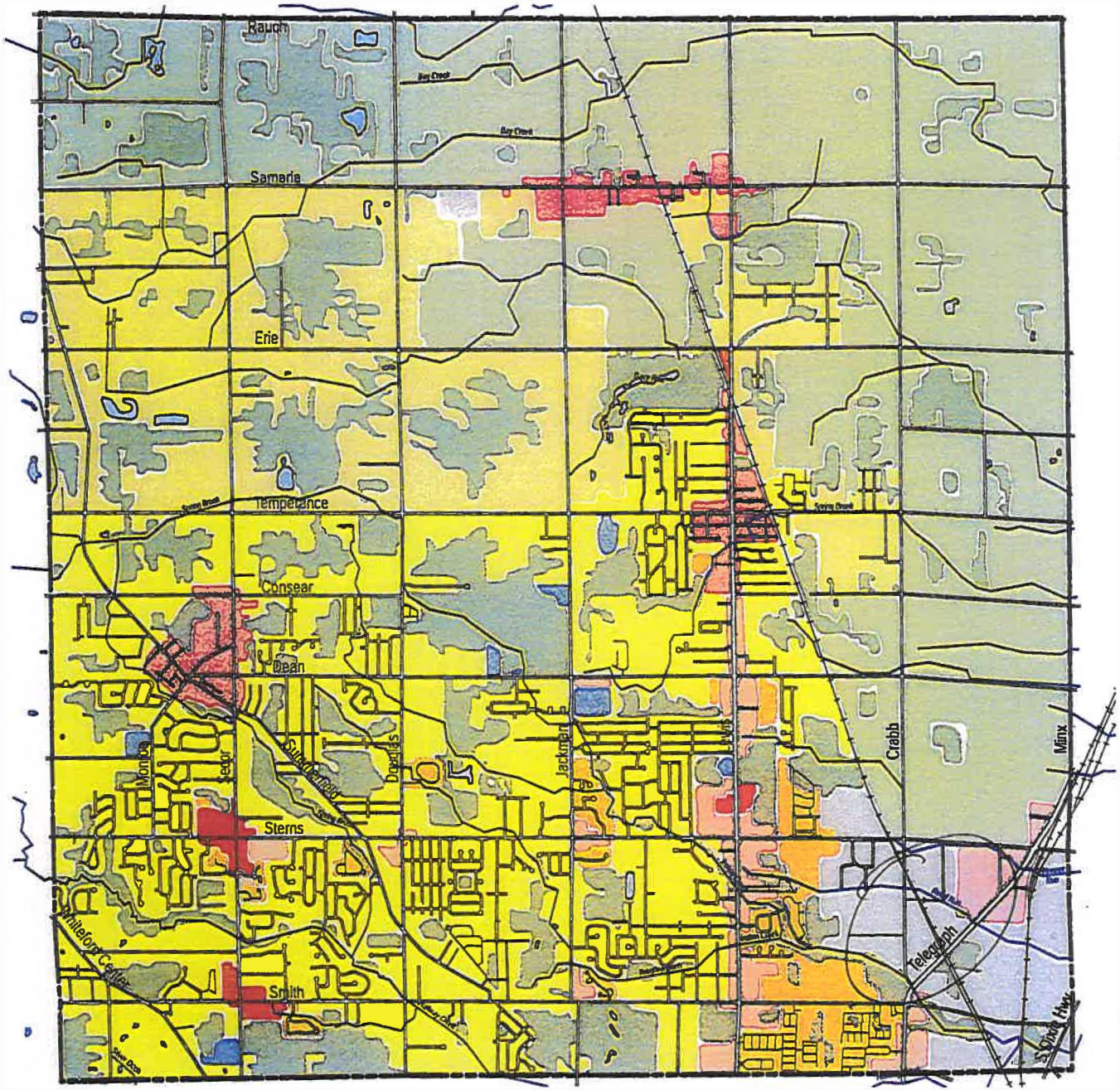
Once you have reviewed the documents, please confirm that we will be on the agenda for the next Bedford Township Planning Commission meeting. This will allow us to schedule the appropriate personnel to attend and answer any questions you might have.

Consumers Energy Company continues to be committed to public safety and reliable service to their customers. Your cooperation will help us fulfill this commitment. Thank you for your assistance in this matter. If you should have any questions, or need additional information, please feel free to contact me at 517-745-2387, or via e-mail at Courtney.e.killeen@cmsenergy.com.

Courtney Killeen

Courtney Killeen
Real Estate – Acquisition Support
Zoning and Permits

WORKING TO DELIVER THE ENERGY YOU NEED, WHENEVER YOU NEED IT.
THAT'S OUR PROMISE TO MICHIGAN.



- Agricultural Preservation
- Secondary Agriculture/Rural Residential
- Suburban Residential
- High Density Residential
- Neighborhood Business
- Village Center
- Mixed-Use
- Research & Development
- Public & Semi-Public
- Recreation & Open Space

Figure 6

FUTURE LAND USE

Bedford Township
Monroe County, Michigan

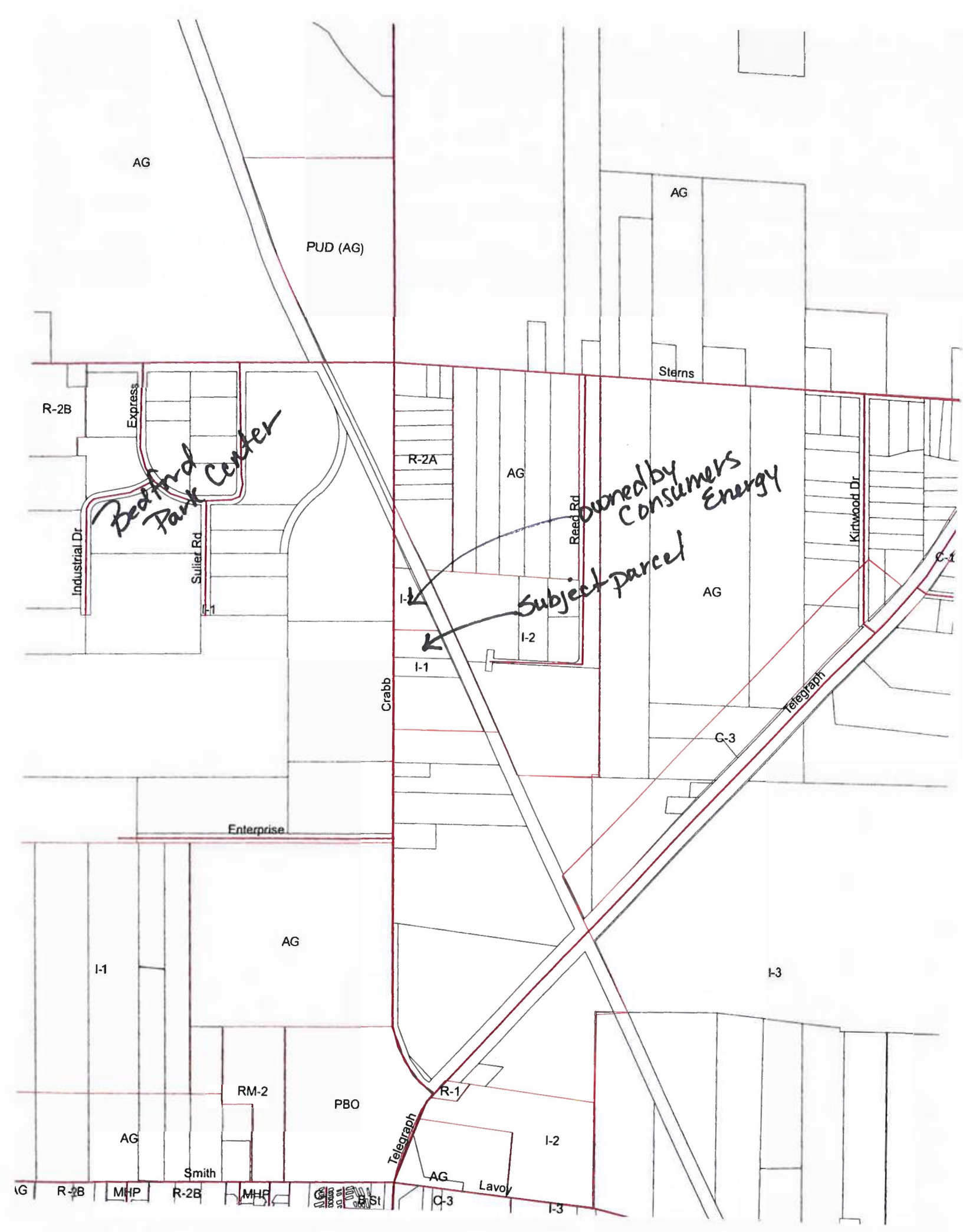
North 0 2,000 4,000 6,000 8,000 Ft.

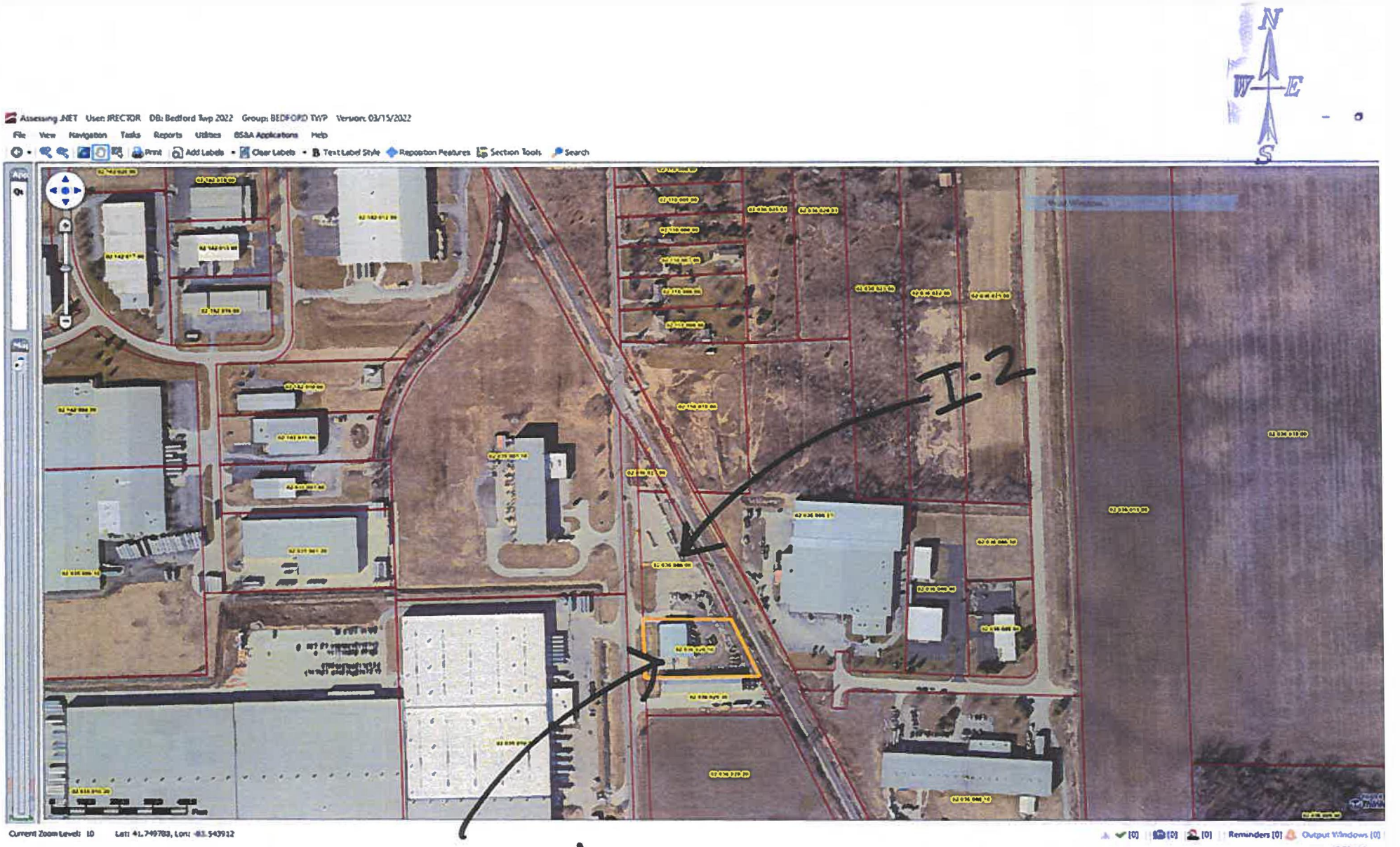
June 30, 2015

Mannik Smith GROUP

Table 3. Summary - Future Land Use Categories

Future Land Uses	Intent	Uses	Character	Location	Zoning Districts
Suburban Residential	Accommodate neighborhood development	Single family homes	Suburban character on a maximum density of 1dwelling unit/10,000 square feet served by public sanitary and water system	Southwest portion of the Township	R-1, R-2, R-3
Medium/High Density Residential	Accommodate additional options for housing	Duplexes, garden apartments, townhouses, multi-family condos, convalescent/ nursing homes, and some mobile home parks	Medium to high intensity residential development served by public sanitary and water system	Southeast portion of the Township with Mobile Home parks in section 106	RT, RM-1, RM-2, MHP
Neighborhood Business	Areas located at nodes and along corridors to provide the Township residents retail, service, and office needs	Retail businesses, personal service establishments, professional and business offices, auto-oriented businesses, grocery stores, restaurants, and limited larger scale commercial uses	Individual business not to exceed 25 percent of the net parcel area	Lewis Avenue, Secor Road, and the intersections of Sterns Road with Secor, Douglas, and Jackman Roads	PBO, PBO-1, C-1, C-2, C-3
Village Center	To promote a concentrated, pedestrian-oriented environment recognizing the historical rural villages	Mix of residential, retail services, and offices such as adaptive reuse for home occupations, specialty shops, and office uses with residential above	A walkable mixed-use area with offices and housing above retail or restaurant on the first floor	To include the unincorporated villages of Samaria, Temperance, and Lambertville	R-1,R-2,R-3, RT, RM-1, RM-2, MHP, PBO, PBO-1, C-1, C-2,C-3*
Mixed-Use	To promote mixed uses and flexible redevelopment in areas outside of the Village Centers	Mix of residential, office, and lower intensity commercial uses	An area of mixed uses located adjacent to business nodes with offices and housing above retail or restaurant on the first floor	In areas adjacent to the commercial nodes such as at Lewis and Smith Roads	New MU district
Research & Development	To accommodate low impact light industries	Small scale low impact light industrial uses and manufacturing, or services not requiring heavy truck traffic	High-quality site design with controlled and convenient access, screening of outdoor storage, work areas, and equipment	In the southeast corner of the Township	I-1,I-2,I-3


AG
PUD (AG)
AG
Sterns
R-2B
Express
Industrial Dr
Sulier Rd
I-1
Beaford Park Center
R-2A
AG
Reed Rd
Owned by Consumers Energy
Subject Parcel
Kirtwood Dr
C-1
I-2
I-1
AG
Crabb
Telegraph
C-3
Enterprise
AG
I-1
I-3
RM-2
PBO
R-1
Telegraph
AG
I-2
Smith
AG
Lavoy
R-2B
MHP
R-2B
MHP
B St
C-3
I-3



Proposed Parcel to be rezoned

B. All applications for approval of a split of land shall satisfy the requirements of subsections 5(A), 5(B), 5(C), 5(E), 5(F), 5(G) and 5(H) [subsections 301.005(A), (B), (C), (E), (F), (G), and (H)], of this Ordinance.

301.007 Application for combinations.

Sec. 7.

A. Applications for the combination of parcels or tracts of land, or subdivision lots, outlots or parcels, or portions thereof, for which an application for division pursuant to Section 5 or 6 [Section 301.005 or 301.006] has not been filed for the same transaction, shall be filed with the Administrator for review and approval of a proposed combination, before making any combination. No combination shall be made or approved until all information requested in the application has been furnished as well as any additional information or documents required by this Ordinance. Approval of a combination shall be subject to common title ownership and identical zoning district classification of the lands to be combined.

B. All applications for approval of the combination of any parcels or tracts of land, or subdivision lots, outlots or parcels, or portions thereof, shall satisfy the requirements of subsections 5(A), 5(B), 5(C), 5(E), 5(F), 5(G) and 5(H) [subsections 301.005(A), (B), (C), (E), (F), (G), and (H)], and shall also include title search(es) prepared by a title company showing all parties with an interest in the title of the affected lands (i.e. mortgagees, land contract vendors and vendees, joint tenants, etc.). The Administrator may require written consent to the proposed combination from all such interested parties.

C. All surveys shall bear the seal of a licensed surveyor and shall comply with Public Act 132 of 1970, as amended, except that the Administrator or Township Board may, in his, her or its sole discretion, waive or deem unnecessary in writing the certified survey requirements of Section 5(C)(1) [subsection 301.005(C)(1)] in reliance upon a tentative parcel map provided by Section 5(C)(3) [subsection 301.005(C)(3)], provided that the applicant sign a waiver concerning the accuracy of the legal description.

D. Approval of any proposed combination of parcels or tracts of land, or subdivision lots, outlots or parcels, or portions thereof, for building or any other purposes, particularly where the parcels or tracts of land, or subdivision lots, outlots or parcels, or portions thereof, cannot be legally combined because of different subdivision lots, outlots or parcels being involved, may be conditioned upon the recording of a deed restriction/covenant signed by all parties with an interest in the title (i.e. mortgagees, land contract vendors and vendees, joint tenants, etc.) of all affected lands, in a form acceptable to the Township which precludes the later separation, division, or

ARTICLE XV

I-2 LIGHT INDUSTRIAL DISTRICTS

400.1500 Intent.

Sec. 1500. The I-2 Light Industrial Districts are designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-2 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging assembly or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.

The general goals of this use district include, among others, the following specific purposes:

1. To provide sufficient space, in appropriate locations, to meet the needs of the Township's expected future economy for all types of manufacturing and related uses.
2. To protect abutting residential districts by separating them from manufacturing activities, and by prohibiting the use of such industrial areas for new residential development.
3. To promote manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, odor and other objectionable influences.
4. To protect the most desirable use of land in accordance with a well considered plan. To protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the Township's tax base.

400.1501 Principal uses permitted.

Sec. 1501. In a Light Industrial District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance; subject to the review and approval of a site plan by the Planning Commission:

1. Any principal use permitted in Section 1401 [Section 400.1401] of the I-1 District, subject to the applicable regulations of this Article.
2. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting all

Residential or Business Districts, and on any yard abutting a public thoroughfare. In any I-2 District the extent of such fence or wall, may be determined by the Planning Commission on the basis of usage. Such fence or wall shall not be less than five feet in height, and may,, depending on land usage, be required to be eight feet in height. A chain link type fence, with heavy evergreen shrubbery inside of said fence, shall be considered to be an obscuring fence, provided a planting plan is approved by the Planning Commission.

3. Greenhouses.

4. Freestanding nonaccessory signs.

5. Child care centers subject to the following conditions:

   a. No portion of a child care center shall be located within 300 feet of any gasoline pumps, underground storage tanks, or any other explosive material.

   b. One parking space shall be provided for each employee working during the largest shift plus one space for each eight children the facility is licensed to receive for care at any one time.

   c. A child loading/unloading area shall be provided to the Planning Commission to assure safe access to the facility and the adequacy of parking areas and maneuvering lanes to circulate peak hour traffic.

   d. On-site traffic circulation shall be restricted to a one-way traffic flow, where possible.

   e. Any on-site outdoor play area shall be enclosed by a fence that conforms to the applicable requirements of Section 1912 [400.1912].

   f. Any facility boundary which abuts property which is residentially used or zoned shall be screened according to the provisions of Section 1911 [Section 400.1911], subsections c. and h. and any other applicable regulations.

   g. Signs shall conform to the applicable requirements of Section 1922 [Section 400.1922].

6. Employer-sponsored child care centers subject to the following conditions:

   a. No portion of a child care center shall be located within 300 feet of any gasoline pumps, underground storage tanks, or any other explosive material.

   b. Any on-site outdoor play area shall be enclosed by a fence that conforms to the applicable requirements of Section 1912 [Section 400.1912].

   c. Any facility boundaries which abut property which is residentially

used or zoned shall be screened according to the provisions of Section 1911 [Section 400.1911], subsection c. and h. and any other applicable regulations.

d. Signs shall conform to applicable requirements of Section 1922 [Section 400.1922].

7. Other uses of a similar and no more objectionable character to the above uses.

8. Accessory buildings and uses customarily incident to any of the above permitted uses.

(Ord. No. 44A-107, 7-2-91; Ord. No. 44A-141, 10-3-95)

400.1502 Principal uses permitted subject to special approval.

Sec. 1502. The following uses may be permitted upon making application and submitting any reasonable exhibits or information required by the Planning Commission, and after paying any fees established by the Township Board by resolution or ordinance, and after public hearing, review and approval of the site plan by the Planning Commission; and under such conditions as the Planning Commission imposes after finding that the use is not injurious to the district and environs, is not contrary to the spirit and purpose of this Ordinance, is not incompatible with already existing uses in the area, will not interfere with the orderly development of the area, would not be detrimental to the safety or convenience of vehicular or pedestrian traffic, will be served adequately by essential public facilities and services, will be consistent in assuring that the general public health, safety and welfare will not be infringed upon, and will be in compliance with all Township, County, State and Federal laws and regulations; and which, once approved, shall be deemed to authorize only one specific use, and shall expire and become null and void without further notice or action by the Planning Commission in any case where the special approval use has not been established within six months after the Planning Commission's grant of approval thereof or where the special approval use is discontinued or ceases to exist for six consecutive months or for 18 months during any three year period; and which may be revoked by the Planning Commission after it finds that any of the requirements of this Ordinance or conditions of approval are not being maintained.

1. Any principal use permitted subject to special conditions in Section 1402 [Section 400.1402] of the I-1 District, subject to the applicable regulations of this Article.

2. Lumber and planing mills when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the I-1 District.

3. Commercial kennel, subject to the following conditions:
   a. A commercial kennel must be licensed by, and comply with all requirements and directives of the Animal Control Division of the Monroe County Board of Health.
   b. There shall be no excessive noise, or obnoxious odors, flies, or other nuisances caused by the keeping of any animals.
   c. All dogs, cats, or other household pets must be kept confined within a building, pen, run, kennel, fenced area, exercise area, or other structure or permanent area at all times.
4. Fireworks—The wholesale distribution and related handling and storage of fireworks, subject to the following conditions:
   a. Such requirements imposed by the Planning Commission to establish a safe environment for the storage, warehousing and wholesale sales and distribution of fireworks.
   b. For purposes of this subsection 4, "Fireworks" are as defined by Michigan law (i.e. MCL § 750.243a, as amended) and which are legal to possess and store by a "permitted" wholesale dealer or jobber consistent with and as provided in Michigan Compiled Laws Section 750.243b(2) and 750.243d.
   c. No fireworks shall be stored, handled, displayed for sale, sold, or distributed from tents, portable buildings, canopies, temporary firework stands, sheds, PODs (Portable on Demand Storage), conex containers, campers, trailers, lean-tos, accessory buildings, trailers or motor vehicles.
   d. The wholesale distribution and related handling and storage of fireworks shall be in an enclosed permanent building which shall comply with the requirements relevant to such use of the most current Building Code, Plumbing Code, Mechanical Code, Electrical Code, Maintenance Code, and Fire Code, adopted by or with jurisdiction over Bedford Township, and all other applicable Federal, State, and local laws, statutes, rules, regulations and codes, including MCL § 750.243d.
   e. Campfires, outdoor fires, or the burning of boxes, paper, plastic products, waste materials or any other debris or materials, shall not be permitted on the premises at any time.
   f. No wholesale distribution and related handling and storage of fireworks shall be permitted within 500 feet of the property lines of a private or public school, place of worship, park, residential dwelling, places of public assemblage (i.e. reception hall), or gas stations or fuel facilities which handle, process, store, sell or ship flammable liquids or combustibles, or within the setback established and in effect pursuant to any federal, state or local law, statute, rule, regulation or code, whichever is greater.

g. All Building and Fire Code inspections shall be completed and passed, and a valid Bedford Township Certificate of Occupancy (C of O) must be issued in advance of the proposed structure being used for the wholesale distribution and related handling and storage of fireworks.

h. Enforcement and penalties. To the extent they differ and are contrary to the standard provisions set forth in Article XXIX [Section 400.2900] of this Zoning Ordinance, enforcement, penalties, and other remedies for violation of the provisions of subsection 4 of this Ordinance [Section] shall be as follows:

Each owner, tenant, operator, and occupant of any building, structure, land or premises where any condition in violation of this subsection 4 shall exist, and any person, firm, corporation, partnership, or other organization or entity,, or anyone acting on behalf of said person, firm, corporation, partnership, or other entity,, who violates any of the provisions of subsection 4 of this Ordinance [Section], shall be responsible for a "minimum" of a municipal civil infraction as defined by Michigan law, and subject to a civil fine(s) determined in accordance with the following schedule:

1st violation within a 1-year period.....	$500.00
2nd violation within a 1-year period	$1,000.00
3rd violation within a 1-year period	$1,500.00
4th or subsequent violation within a 1-year period.	$2,000.00

After a 4th violation within 1 year, the Township official(s) with the authority, to enforce this subsection may charge the matter as a criminal sanction wherein the violator shall be guilty of a misdemeanor, punishable by a fine not to exceed $500.00, or imprisonment in the Monroe County Jail, for a period not to exceed 90 days, or both such fine and imprisonment in the discretion of the court. Each day a violation of this Ordinance continues, shall be deemed a separate offense. A violator of this Ordinance shall also be subject to such additional or alternate sanctions, remedies, and judicial orders as are available and authorized under Article XXIX [Section 400.2900] of this Ordinance and Michigan law.

5. Commercial composting facilities, subject to the following standards and conditions:

a. The owner/operator registers the site as a composting facility with the Michigan Department of Environmental Quality.

b. Registration and/or licensing documents issued by the Michigan Department of Environmental Quality for the site are provided by the owner or operator of the composting facility to, and then are kept on file with the Bedford Township Clerk at all times.

c. Only yard clippings shall be composted at commercial composting facilities. Yard clippings containing invasive species, or diseased or infested materials shall not be accepted at the composting facility. Non-compostable materials shall be prohibited. Examples of non-compostable materials include, but are not limited to, plastic, glass, textiles, rubber, metal, ceramics, Styrofoam, and painted, laminated, or treated wood.

d. Commercial composting facilities shall be prohibited from receiving materials in plastic bags. The owner/operator shall describe the types of containers in which yard clippings will be accepted and the source of incoming yard clippings. If yard clippings are collected in bags other than paper bags, debag the yard clippings by the end of each business day.

e. The management or storage of yard clippings, compost, and residuals occurs in an area that is not in the 100 - year flood plain and is the following distance from each of the following features:

1. 250 feet from all adjacent property lines;
2. 200 feet from a body of surface water, including a pond, lake, stream, or wetland;
3. 2,000 feet from a type I or type IIA water supply well;
4. 800 feet from a type IIB or type III water supply well;
5. 200 feet from a natural or artificial wetland;
6. 500 feet from a church or other house of worship, hospital, nursing home, licensed daycare center or school, or a property designated as such on the Township Zoning Map, Zoning Ordinance or Master Land Use Plan for residential use; and
7. 4 feet above ground water.

f. Does not result in more than 5,000 cubic yards of yard clippings, compost, and residuals present on any acre of property at the site, exclusive of access roads, service areas, parking areas, and required buffer zones.

g. Does not result in an accumulation of yard clippings for a period of over three (3) years.

h. Results in finished compost with not more than 1% by weight, of foreign matter that will remain on a four millimeter screen.

i. Prevent the pooling of water by maintaining proper slopes and grades.

j. Properly manage storm water runoff.

k. Does not attract or harbor rodents or other vectors.

l. The owner or operator maintains, makes available to the Township, and provides within three (3) business days of a request, all of the following:

1. Records identifying the volume of yard clippings accepted by the commercial compost facility and the volume of yard clippings and of compost transferred off-site each month; and

2. Records demonstrating that the composting operation is being performed in a manner that prevents nuisances and minimizes anaerobic conditions, these records shall include records of carbon - to - nitrogen ratios, the amount of leaves and the amount of grass in tons or cubic yards, temperature readings, moisture content readings, and lab analysis of finished products.

m. A composting facility shall not be allowed in a protected or regulated wetland. A level 3 wetland assessment shall be made prior to site plan and special land use approval.

n. The maximum height of all windrows or any other material being stored on-site shall not exceed a total height of twelve (12) feet.

o. The decomposition process shall be properly managed and maintained in an aerobic condition to prevent all unnecessary odors.

p. Composting materials shall not be accepted on-site in anaerobic condition.

q. Commercial composting facilities shall be closed when anaerobic conditions arise, with operations limited to correcting the condition. Determination of anaerobic conditions may be made by the Township Ordinance Enforcement Officer. Anaerobic conditions shall be considered to exist when the Township Ordinance Enforcement Officer can smell offensive odors at the composting facility similar to ammonia, rotten eggs, and rotting garbage/dead animal. If anaerobic conditions arise more than two times in a thirty calendar day period, the commercial compost facility shall pay a fine set by the Township Board and closed for thirty calendar days. A commercial compost facility shall not reopen until anaerobic conditions are eliminated, as determined by the Township Ordinance Enforcement Officer. After three such closures within one calendar year, the Township may order the site to be closed permanently.

r. To ensure that ground or surface waters are not contaminated, monitoring wells shall be installed by the owner/operator on-site prior to

construction of the composting facility. The location of such wells shall be determined on a site-by-site basis, subject to review and approval by a professional acceptable to the Township. All review costs shall be assumed and paid by the owner/operator.

s. If any stream or swale is present on the site, it shall be buffered by a 20 foot unoccupied setback measured from the outer edge of the flood plain or all alluvial soils. Approval from the designated agent responsible for the enforcement of the Soil Erosion Control Act shall be required ensuring the stream is adequately protected from pollution.

t. The surface and ground waters at a composting facility shall comply with the water quality requirements of Act 245 of Public Acts of 1929, as amended, being Section 323.1 et seq. of the Michigan Compiled Laws and the State Administrative Rules promulgated thereunder, being Section 323.1001 et seq. of the Michigan Administrative Code.

u. Sampling of ground water monitoring wells must start before operations begin, continue quarterly during the active life of operations, and quarterly for a two year period after operations cease for compliance with Act 255 of Public Acts of 1929, as amended. The monitoring shall be done by a professional acceptable to the Township. All costs for such monitoring shall be assumed and paid by the owner/operator.

v. Should test wells reveal violation of the water quality requirements of Act 245 of Public Acts of 1929, as amended, the owner/operator shall be required to install a ground water remediation system. The system shall be subject to review and approval by a professional acceptable to the Township. All costs shall be assumed and paid by the owner/operator.

w. Surface water monitoring shall also be required in addition to ground water monitoring to assess the adequacy of leachate contaminate and run off control and for compliance with Act 255 of Public Acts of 1929, as amended. Such monitoring shall be required quarterly. The monitoring shall be done by a professional acceptable to the Township. All costs for such monitoring shall be assumed and paid by the owner/operator.

x. Analysis for all ground and surface water monitoring events shall be submitted to the Township within sixty days after analysis.

y. The site shall be graded with a slope no greater than three percent (3%), with all run-off into controlled drains. Ponded water shall not be permitted to collect on the yard clippings commercial composting site. A plan for collection, retention, and drainage of storm water shall be provided for review and approval. The Planning Commission shall require that the plan provide a settling basin/detention pond and

vegetation filtration of run off prior to discharge off-site. The plan shall be reviewed and approved by the Monroe County Drain Commissioner (MCDC) and the Michigan Department of Environmental Quality (MDEQ). Vegetation filtration in all buffer areas shall be accomplished by use of a fifty foot wide perimeter strip of grass, or similar measure.

z. The owner/operator shall submit a Composting Facility Operations Plan (CFOP) for the facility that demonstrates compliance with this Ordinance and all applicable Federal and State regulations. The CFOP shall describe or provide information pertaining to the following: Site design considerations including material flow and other procedures; the location of different activity areas (E.G., receiving, windrows, curing, disposing of waste materials found in incoming materials, location of on-site commercial sales of product produced on-site from the composting operation); volume limits and where the operator will send material if site limitations are achieved; typical carbon - to - nitrogen ratios for expected materials and how the materials will be mixed to maintain reasonable ratios for successful composting; planned processing activities from receipt at the gate from the end user of the finished compost; the frequency with which the yard clippings will be rotated; the steps that will be taken to maintain yard clippings at the appropriate content and temperature; the means by which the temperature and moisture of the compost piles will be measured; the steps that will be taken to ensure that the decomposition process will be properly managed and maintained in an aerobic condition; the monitoring, record keeping and reporting program that will be maintained; the length of time for which yard waste will remain on the site; product quality standards and testing for pathogens; the owner/operator's staffing plan and how many people will be working on-site throughout the year; the operating staffs' qualifications and what training is planned for both operations and safety; and a plan for how the owner/operator will troubleshoot typical composting difficulties such as litter control, odor, inappropriate temperature, dust, noise, flies and pests, and neighborhood complaints. The CFOP must be amended to reflect changes in operation and be available and a current copy filed with the Township Clerk.

aa. The area being actively utilized for composting shall be provided with an engineered pad consisting of clay or other impermeable lining to a depth as determined by the design engineer and acceptable to the Township engineer to ensure that contamination or leaching into the ground and ground water is eliminated or minimized to the greatest extent possible.

bb. The perimeter of the entire site utilized for composting operations shall be screened and buffered by means of planting a double row of evergreens six to eight feet in height at planting. Each row of trees shall not exceed a spacing of fifteen feet on center. These rows shall be offset by eight feet.

cc. Access to the site shall be controlled to prevent unauthorized dumping during non-business hours. The perimeter of the entire site shall be fenced. The fence shall be a minimum of six feet in height and not to exceed a maximum as set by the Planning Commission in connection with its site plan review. The fencing required by this section that is contiguous to a residential zoning district and/or an agricultural zoning district used residentially shall be a solid vinyl coated decorative fence or the equivalent. Such fence shall be placed behind the buffer area required by this Ordinance. Access points to the site shall be controlled by locked gates to prevent unauthorized entrance. The use of barbed, razor, or electrified fencing shall be prohibited.

dd. Section 1907 and Section 1911 relating to landscaping and screening, and obscuring walls, shall apply, but the Planning Commission may increase or reduce landscaping and screening, and obscuring walls, based on the particular site involved.

ee. The Township Fire Chief shall review all site plans for approval. The CFOP shall include provisions for emergency response and shall coordinate with the Township Fire Department to ensure that firefighting equipment is available to the site and that personnel have been trained in firefighting procedures. To the extent recommended by the Township Fire Chief, the CFOP shall include and the owner/operator shall provide and maintain on-site water equipment, such as water trucks, hydrants, and hoses, or backpack spray units for wetting organic material and for firefighting purposes, and sufficient quantities of available water, non-combustible soil, and earth moving/excavating equipment or the equivalent for purposes of fire extinguishing.

ff. A description of the direction of prevailing winds and how the wind conditions will affect operations shall be submitted. Pile turnings shall be timed to coincide with favorable wind conditions. The owner/operator shall not permit offensive odors to escape the boundaries of the yard clippings composting facility and/or interfere with the enjoyment of adjacent properties. The owner/operator shall submit a set of "low odor" operating protocols and an odor response management plan that shall be employed in the event that the owner/operator or Township receives odor complaints during operation.

gg. Because of the level of truck traffic typically associated with a yard waste composting facility, direct access to a paved public roadway designated as a major thoroughfare in the Township's adopted Master Plan and capable of carrying Class A loadings on a year round basis is required.

hh. An area for truck stacking and staging shall be provided. The staging of trucks on the exterior of the site shall be prohibited. The area designated for truck staging shall be located in such a manner as to not impact adjacent residences. Based on the location of the operation and the proximity to residential land use, the Planning Commission may place restrictions on the hours of operation for the staging and filling of trucks.

ii. All site access roads, drives, roads for maneuvering lanes internal to the site, and areas for employee parking shall be paved with asphalt or concrete, with the exception of roads and/or drives located in the actual composting area, which may be gravel with a sufficient base, as determined by the Township Engineer. The thickness of such roads and maneuvering lanes shall be acceptable to the Township engineer to ensure emergency access.

jj. Section 1904 relating to off street parking shall apply to the site.

kk. The owner/operator shall provide sufficient equipment on-site to properly manage the composting process.

ll. Storage of finished compost on site is limited to twelve months of production.

mm. A restroom facility sufficient in size to accommodate the facility staff and an office providing space for administrative functions shall be constructed on-site.

nn. The owner/operator shall provide plans showing all equipment, maintenance, and storage areas. Plans shall show the location of all fuel storage facilities and shall detail primary and secondary containment for all hazardous materials, including product-type containers for primary containment.

oo. The hours of operation shall be permitted from 7:00 a.m. to 9:00 p.m., seven days per week.

pp. The owner/operator shall establish a procedure and mechanism for proper disposal of non-yard waste at an approved sanitary landfill. Further, all non-organic material such as debris and litter shall be contained on-site so as not to scatter or blow off the premises.

qq. When the Township retains the services of an independent compost engineer to evaluate the site plan and CFOP, the owner/operator shall

pay for, and comply with the conditions of the compost engineer's review. These conditions shall be included as conditions of special land use approval. In the event the Township retains the services of an independent compost engineer to investigate an alleged violation of the approved site plan or special land use approval or conditions, the owner/operator shall pay for such engineer's services, however, only if a violation is confirmed.

rr. Section 1913 relating to Site Plan review shall apply.

ss. The owner/operator shall submit proof of insurance for the proposed operation as a part of Site Plan and special land use review and shall provide proof of ongoing insurance as a part of each annual license renewal. Such proof shall be kept on file at the Clerk's Office or other designated area. Such insurance shall insure the owner/operator, employees and/or agents or representatives, and the Township as an additional insured for general comprehensive liability in an amount of at least $1,000,000.00 per person and $2,000,000.00 per occurrence. The owner/operator shall also provide an umbrella policy under the same terms, no less than $2,000,000.00 above that previously described. These policies shall have no pollution liability exclusions.

tt. The owner/operator shall provide a name, address, and telephone number of the person responsible for operation of the site and who is also responsible for correcting all operational problems that may result in complaints being made to the Township.

uu. The owner/operator understands and agrees that failure to maintain and operate the site in accordance with this Section and any additional conditions shall constitute grounds for revocation of the special land use by the Planning Commission.

vv. Township officials and/or consultants engaged by the Township shall be permitted entry to a commercial composting facility for inspection purposes during normal operating hours to determine compliance with this Ordinance and other applicable regulations. No persons shall impede reasonable inspection of a commercial composting facility by Township officials and/or consultants engaged by the Township.

ww. Copies of all State applications, registrations, reports, and permits, where required, shall be provided to the Planning Commission as part of the application package for special land use and Site Plan approval.

xx. A semi-annual inspection for rodents shall be performed by a licensed pest control company. Copies of the reports shall be transmitted to the Township. If rodents are detected, appropriate measures shall be taken to capture or exterminate the rodents in an environmentally safe manner.

yy. A semi-annual test shall be performed to ensure that on-site soils and surface waters leaving the site are not contaminated by a concentration of nitrogen, phosphorus, phenols, pesticides and/or herbicides. Soil samples shall be taken from the windrow area and the settling basin/detention pond and surface water samples shall be taken at the outlet from the detention pond.

zz. A farm composting yard clippings operation for a bona fide farming operation pursuant to MCL 324.1152(3) and in accordance with generally accepted agricultural and management practices under the Michigan Right to Farm Act is exempt from this section.

6. Other uses of a similar character to the above uses.

(Ord. No. 44A-19, 1-22-80; Ord. No. 44A-107, 7-2-91; Ord. No. 44A-124, 3-22-94; Ord. No. 44A-270, § 2, 4-21-09; Ord. No. 44A-284, § 8, 5-14-13; Ord. No. 44A-312, § 2, 7-18-17)

400.1503 Required conditions.

Sec. 1503. Industrial performance standards relative to glare, heat, radioactive materials, fire and safety hazards, and open storage, specified in Section 1817 [Section 400.1817] shall apply to the I-2 District.

400.1504 Area and bulk requirements.

Sec. 1504. See Article XVIII, Schedule of Regulations limiting the height and bulk of buildings, the minimum size of lot by permitted land use and providing minimum yard setback requirements.

ARTICLE XIV

I-1 PLANNED INDUSTRIAL PARK DISTRICTS

400.1400 Intent.

Sec. 1400. The I-1 Planned Industrial Park Districts are designed to be laid out and developed according to an approved plat or site plan as provided in this article in order to provide space in attractive and appropriate locations for limited types of manufacturing, which are free from offensive characteristics and which prepare products from previously prepared material. It is further the purpose of the district to provide for landscaped building sites in a setting compatible with adjoining residential, business and agricultural districts.

400.1401 Principal uses permitted.

Sec. 1401. In a Planned Industrial Park District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance; subject to the review and approval of a site plan by the Planning Commission.

1. Any use charged with the principal function of basic research, design, and pilot or experimental product development when conducted within a completely enclosed building.
2. Warehousing and wholesale establishments, and trucking facilities.
3. The manufacture, compounding, processing, packaging, or treatment of products such as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, jewelry and cutlery.
4. The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fibre, fur, glass, hair, horn, leather, metal, paper, plastics, rubber, precious or semiprecious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns.
5. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
6. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
7. Manufacture or assembly of electrical equipment and appliances, electronic instruments and devices, radios and phonographs.
8. Laboratories—experimental, film or testing.

9. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.

10. Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumer at retail.

11. Mail order house.

12. Tool, die, gauge and machine shops.

13. Equipment repair.

14. Warehouse, storage and transfer and electric or gas service buildings and yards. Public utility buildings, necessary structures, storage yards, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations. Water supply and sewage disposal plants. Water and gas tank holders. Railroad transfer and storage tracks. Railroad rights-of-way. Freight terminals.

15. Municipal uses such as water treatment plants, and reservoirs, sewage treatment plants, and all other municipal buildings and uses, including outdoor storage.

16. Office uses whose operation is related to other industrial operations, such as but not limited to manufacturers representatives.

17. Indoor tennis or racquet court facilities, indoor ice or roller skating arenas, and other similar uses which require large structures such as are normally found in industrial districts.

18. Auto engine and body repair; undercoating shops when completely enclosed.

19. The following agricultural uses, when located on a parcel of land not less than five acres in area: general farming, including dairying, livestock and poultry raising, horticulture, farm forestry, sod farming and similar bonafide agricultural enterprises, except farms operated wholly or in part for the disposal of garbage, sewage, rubbish, offal and wastes from rendering plants; truck gardening; provided, that said uses shall be permitted only when no planned industrial plat or site plan as provided by this Article shall be in effect, or only when in accordance with such an approved plan or plat.

20. Overnight quarters for watchmen or security personnel.

21. Miniwarehouse and a resident manager may be permitted on the site for security purposes.

22. Child care centers subject to the following conditions:

    a. No portion of a child care center shall be located within 300 feet of any gasoline pumps, underground storage tanks, or any other explosive material.

b. One parking space shall be provided for each employee working during the largest shift plus one space for each eight children the facility is licensed to receive for care at any one time.

c. A child loading/unloading area shall be provided to the Planning Commission to assure safe access to the facility and the adequacy of parking areas and maneuvering lanes to circulate peak hour traffic.

d. On-site traffic circulation shall be restricted to a one-way traffic flow, where possible.

e. Any on-site outdoor play area shall be enclosed by a fence that conforms to the applicable requirements of Section 1912 [Section 400.1912].

f. Any facility boundary which abuts property which is residentially used or zoned shall be screened according to the provisions of Section 1911 [400.1911], subsections c. and h. and any other applicable regulations.

g. Signs shall conform to the applicable requirements of Section 1922 [Section 400.1922].

23. Employer-sponsored child care centers subject to the following conditions:

a. No portion of a child care center shall be located within 300 feet of any gasoline pumps, underground storage tanks, or any other explosive material.

b. Any on-site outdoor play area shall be enclosed by a fence that conforms to the applicable requirements of Section 1912 [Section 400.1912].

c. Any facility boundaries which abut property which is residentially used or zoned shall be screened according to the provisions of Section 1911 [Section 400.1911], subsection c. and h. and any other applicable regulations.

d. Signs shall conform to applicable requirements of Section 1922 [Section 400.1922].

24. Other uses of a similar and no more objectionable character to the above uses.

25. Accessory buildings and uses customarily incident to any of the above permitted uses.

(Ord. No. 44A-55, 8-19-86; Ord. No. 44A-141, 10-3-95)

400.1402 Principal uses permitted subject to special approval.

Sec. 1402. The following uses may be permitted upon making application and submitting any reasonable exhibits or information required by the Planning Commission, and after paying any fees established by the Township Board by

resolution or ordinance, and after public hearing, review and approval of the site plan by the Planning Commission; and under such conditions as the Planning Commission imposes after finding that the use is not injurious to the district and environs, is not contrary to the spirit and purpose of this Ordinance, is not incompatible with already existing uses in the area, will not interfere with the orderly development of the area, would not be detrimental to the safety or convenience of vehicular or pedestrian traffic, will be served adequately by essential public facilities and services, will be consistent in assuring that the general public health, safety and welfare will not be infringed upon, and will be in compliance with all Township, County, State and Federal laws and regulations; and which, once approved, shall be deemed to authorize only one specific use, and shall expire and become null and void without further notice or action by the Planning Commission in any case where the special approval use has not been established within six months after the Planning Commission's grant of approval thereof or where the special approval use is discontinued or ceases to exist for six consecutive months or for 18 months during any three year period; and which may be revoked by the Planning Commission after it finds that any of the requirements of this Ordinance or conditions of approval are not being maintained.

1. The manufacture, compounding, processing, packaging or treatment of products such as: paint and varnish.
2. Battery manufacturing.
3. Foundry where accessory to a principal use.
4. Trade or industrial school, industrial clinic designated to serve the industrial area.
5. Metal plating, buffing, polishing, stamping, extrusion and molding.
6. Uses which serve the convenience needs of the industrial district (such as, but not limited to: eating and drinking establishments, bank, savings and loan association, credit union, automobile service station, motel or bowling alley, recreation facilities for the use of employees of the industrial area), provided that such use shall be located on an internal industrial street, and shall not abut a major or secondary thoroughfare.
7. Other uses of a similar character to the above uses.

(Ord. No. 44A-19, 1-22-80; Ord. No. 44A-124, 3-22-94)

400.1403 Required conditions.

Sec. 1403.

1. All operations and activities, except for off-street parking, loading or open storage of materials or equipment used, pursuant to industrial use, shall be conducted within a completely enclosed building.

2. Industrial performance standards relative to glare, heat, radio-active materials, fire and safety hazards, and outside storage, specified in Section 1917 [Section 400.1917] shall apply to the I-1 District.

400.1404 **Area and bulk requirements.**

Sec. 1404. See Article XVIII, Schedule of Regulations limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

8C

2022 Permit for Fireworks Other than Consumer or Low Impact

Authority: 2011 PA 256	The **LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD** will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc, under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

This permit is not transferable. Possession of this permit authorizes the herein named person to possess, transport and display fireworks in the amounts, for the purpose of and at the place listed below only through permit expiration date.

TYPE OF PERMIT(S) (Select all applicable boxes)

☐ Agricultural or Wildlife Fireworks ☐ Articles Pyrotechnic ☑ Display Fireworks

☑ Public Display ☐ Private Display

☐ Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY.

PERMIT(S) EXPIRATION DATE (ENTER DATE OF EXPIRATION)

NAME OF PERSON PERMIT ISSUED TO: Drew Espenshade

AGE (18 YEARS OR OLDER) ☑ YES ☐ NO

ADDRESS OF PERSON PERMIT ISSUED TO: 9700 Burmeister Rd, Saline, MI 48176

NAME OF ORGANIZATION, GROUP, FIRM OR CORPORATION: ACE Pyro, LLC

ADDRESS: 9700 Burmeister Rd, Saline, MI 48176

NUMBER AND TYPES OF FIREWORKS (Please attach additional pages if necessary)

Approximately 1,000 1" - 8" Aerial Display Shells

EXACT LOCATION OF DISPLAY OR USE: Bedford High School 8285 Jackman Rd Temperance, MI 48182

CITY, VILLAGE, TOWNSHIP	DATE	TIME
Bedford	6/24/2022 (RD: 6/25/2022)	Approx. 10:00 PM

BOND OR INSURANCE FILED	AMOUNT
☑ YES ☐ NO	$10,000,000

Issued by action of the Legislative Body of a

☐ City ☐ Village ☐ Township of _____ on the _____ day of _____ 2022

_____

(Signature and Title of Legislative Body Representative)

THIS FORM IS VALID UNTIL THE DATE OF EXPIRATION OF PERMIT

2022 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY
DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256

The **LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD** will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

TYPE OF PERMIT(S) (Select all applicable boxes)

- ☐ Agricultural or Wildlife Fireworks
- ☐ Articles Pyrotechnic
- ☑ Display Fireworks
- ☑ Public Display
- ☐ Private Display
- ☐ Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT	ADDRESS OF APPLICANT	AGE OF APPLICANT 18 YEARS OR OLDER
Drew Espenshade	9700 Burmeister Rd, Saline, MI 48176	✓ YES ☐ NO
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER	**ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER**	
Aaron Enzer	9700 Burmeister Rd, Saline, MI 48176	
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	**ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)**	**TELEPHONE NUMBER**
NAME OF PYROTECHNIC OPERATOR	**ADDRESS OF PYROTECHNIC OPERATOR**	**AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER**
Aaron Enzer	9700 Burmeister Rd, Saline, MI 48176	✓ YES ☐ NO
NO. YEARS EXPERIENCE / **NO. DISPLAYS**	**WHERE**	
10+ / 100+	Michigan, Wisconsin, North Dakota, Wyoming, Illinois, Iowa, Arizona, Indiana, Pennsylvania	
NAME OF ASSISTANT	**ADDRESS OF ASSISTANT**	**AGE OF ASSISTANT 18 YEARS OR OLDER**
N/A	N/A	YES ☐ NO
NAME OF OTHER ASSISTANT	**ADDRESS OF OTHER ASSISTANT**	**AGE OF OTHER ASSISTANT 18 YEARS OR OLDER**
N/A	N/A	YES ☐ NO

EXACT LOCATION OF PROPOSED DISPLAY
Bedford High School 8285 Jackman Rd Temperance, MI 48182

DATE OF PROPOSED DISPLAY	TIME OF PROPOSED DISPLAY
6/24/2022 (RD: 6/25/2022)	Dusk, approximately 10:00 PM

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT
None, fireworks product will be brought from company storage in time for display setup.

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT)	NAME OF BONDING CORPORATION OR INSURANCE COMPANY
$10,000,000	The Partners Group Ltd

ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY
11225 SE 6th Street, Suite 110, Bellevue, WA 98004

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
Approximately 1,000	1" - 8" Aerial Display Shells

SIGNATURE OF APPLICANT Drew Espenshade

DATE May 10, 2022

BFS-417 (Rev 01/22)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/10/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
The Partners Group Ltd
11225 SE 6th St., Suite 110
Bellevue WA 98004

CONTACT NAME: Janet Nau
PHONE (A/C, No, Ext): 425-455-5640 **FAX (A/C, No):** 425-455-6727
E-MAIL ADDRESS: jnau@tpgrp.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: James River Insurance Co	12203
INSURER B: Everest Denali Insurance Company	16044
INSURER C: AXIS Surplus Lines Insurance Company	26620
INSURER D: Arch Specialty Insurance Company	21199
INSURERE:	
INSURERF:	

INSURED 14372
Ace Pyro, LLC
13001 E. Austin Rd
Manchester MI 48158

COVERAGES **CERTIFICATE NUMBER:** 1243914449 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY	Y		001236810	11/1/2021	11/1/2022	EACH OCCURRENCE	$ 1,000,000
	[X] COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
	[ ] CLAIMS-MADE [X] OCCUR						MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 5,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$ 2,000,000
	[ ] POLICY [X] PRO-JECT [ ] LOC							$
B	AUTOMOBILE LIABILITY			SI8CA00266211	11/1/2021	11/1/2022	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[X] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[X] HIRED AUTOS [X] NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
C	[ ] UMBRELLA LIAB [X] OCCUR			P0010083992001	3/8/2022	11/1/2022	EACH OCCURRENCE	$4,000,000
	[X] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$4,000,000
	[ ] DED [ ] RETENTION$							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						[ ] WC STATU-TORY LIMITS [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
D	Excess Liability - Occurrence			UXP104824700	3/8/2022	11/1/2022	Each Occurrence Aggregate	$5,000,000 $5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
The following are included as Additional Insured on General Liability as their interest may appear as respects operations performed by or on behalf of the Named Insured, as required by written contract:

Additional Insured: Bedford Township Park Board
Event Location: Bedford High School 8285 Jackman Rd Temperance, MI 48182
Event Date: 6/24/2022, Rain Date: 6/25/2022

CERTIFICATE HOLDER

Bedford Township Park Board
Bedford Township Hall
8100 Jackman Rd Temperance
MI 48182

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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R560'-0"
900'-7"
210'-0"
483'-0"
467'-10"
R420'-0"
R210'-0"
Imagery Date: Oct 7, 2010
41°45'02.72" N 83°35'27.73" W elev 633 ft
© 2011 Google
Eye alt 3850 ft
Google

8D

BEDFORD TOWNSHIP

Memo:

To: Township Board Members
From: Paul Pirrone
Date 05-31-22
Re: Dan Walters pay raise

I am looking for the board to retain Dan Walters at 20.00 per hour effective immediately. Dan Walters will remain part-time instead of going full-time. With Dan's current certifications and experience he has not only saved us money on auto repairs but on small engine repair as well. Dan's current duties will still include grave digging, building maintenance and lawn cutting.

8E

Bedford Township Fire Department

Interim Fire Chief Kirk Keane
Deputy Fire Chief Kathy Bankowski
Fire Inspector Doug Steinman

June 1, 2022

Board members,

We are requesting a review and approval of the posting document attached for the position(s) of Firefighter/Paramedic. We currently have (2) two positions open due to members moving to part time status.

Should you have further questions, please feel free to contact us.

Thank you for your time.

Respectfully,

Douglas Steinman
Fire Inspector/Captain
Bedford Township Fire Department

8100 Jackman Road Temperance MI 48182 734.847.2359 Fax 734.847.2209

Bedford Township Fire Department

Interim Fire Chief Kirk Keane

Deputy Fire Chief Kathy Bankowski

Fire Inspector Doug Steinman

Bedford Township Fire Department

Full-Time Firefighter/Paramedic

Benefits Package:

Starting hourly pay: $ 20.91
Overtime opportunities.
Annual $500 Stipend for Critical Care Paramedic
Bi-weekly Pay
13 Holiday Paid Annually
Paid Vacations/ Sick Time
Paid Health Insurance (Township pays 80% of Health Premium and 90 % of deductible)
Dental Insurance
Life Insurance (Township pays 100% of $50,000 policy)
Retirement Plan & Deferred Compensation

- John Hancock Account Funded at 8 %
- Voya Account Up to 5 % MATCH.

Dress and Work uniform provided at No Cost.
Reimbursement for Mandated Training.
Annual Paid Physicals

Minimum Qualifications:

High School Diploma/GED
Valid Driver's License
State of Michigan FF I & II
State of Michigan Haz-Mat Awareness
State of Michigan Haz-Mat Operations
State Of Michigan Paramedic certification
ACLS certification.
AHA CPR Card
Must be able to work 24 hour shifts, including weekends and holidays.

Hiring Process:

Submission of Fire Department Application.
Current Resume
Background Checks
CPAT/FF Mile, completed within the last year. (Date of application submission).
The Birkman assessment test.
The PSR (Protective Service Report) assessment test).
Formal Interview.

8100 Jackman Road Temperance, MI 48182 734-847-2359 Fax 734-847-2399

8F

BEDFORD TOWNSHIP

Memo:

To: Township Board Members
From: Paul Pirrone
Date 05-26-22
Re: Discussion on maintenance and possible purchase of Indian Creek Park.

Discussion on the future maintenance of Indian Creek Park. In addition, I would like discussion on the possible purchase of Indian Creek Park from Bedford Public Schools.

2020 BEDFORD MAPS

