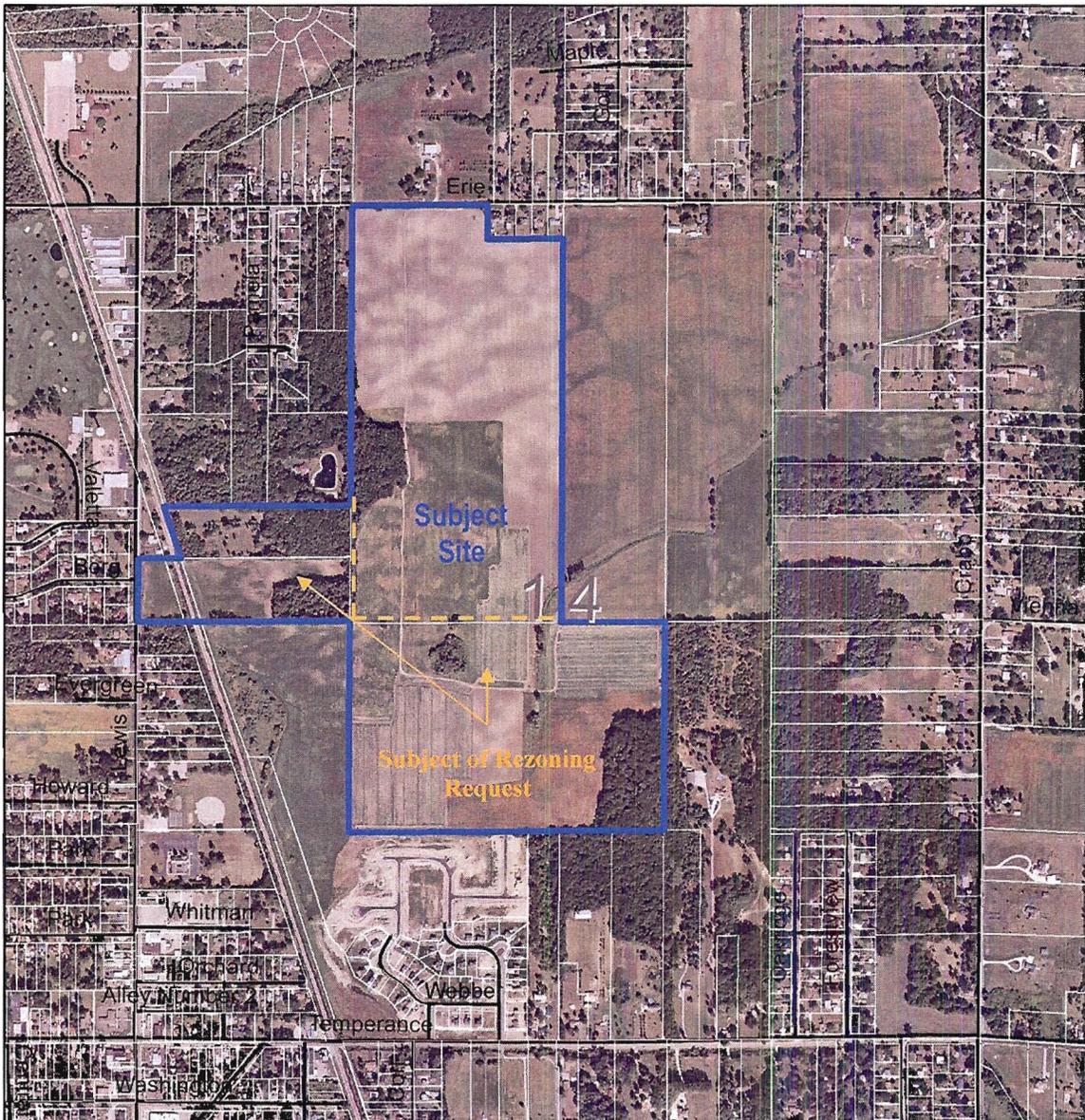
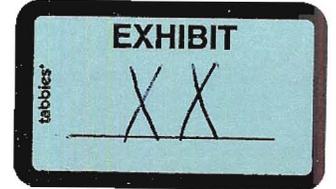


Planning Analysis

Bedford Partners LLC

vs.

Bedford Township



Birchler Arroyo Associates, Inc.
28021 Southfield Road
Lathrup Village, MI 48076

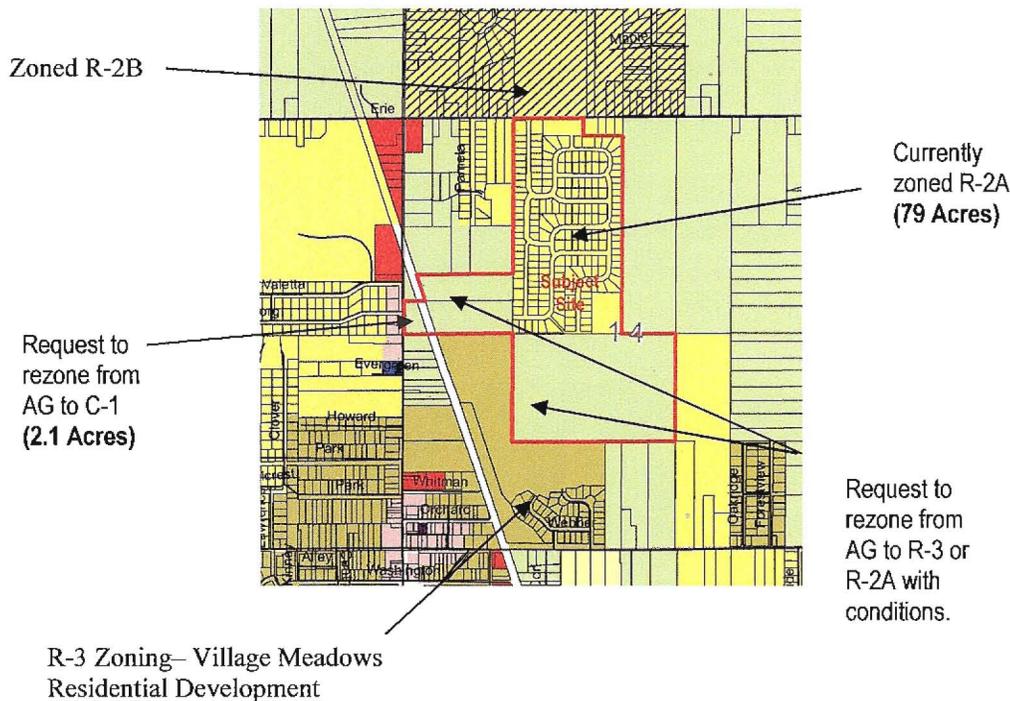
February 23, 2007 Planning Analysis

2

Background

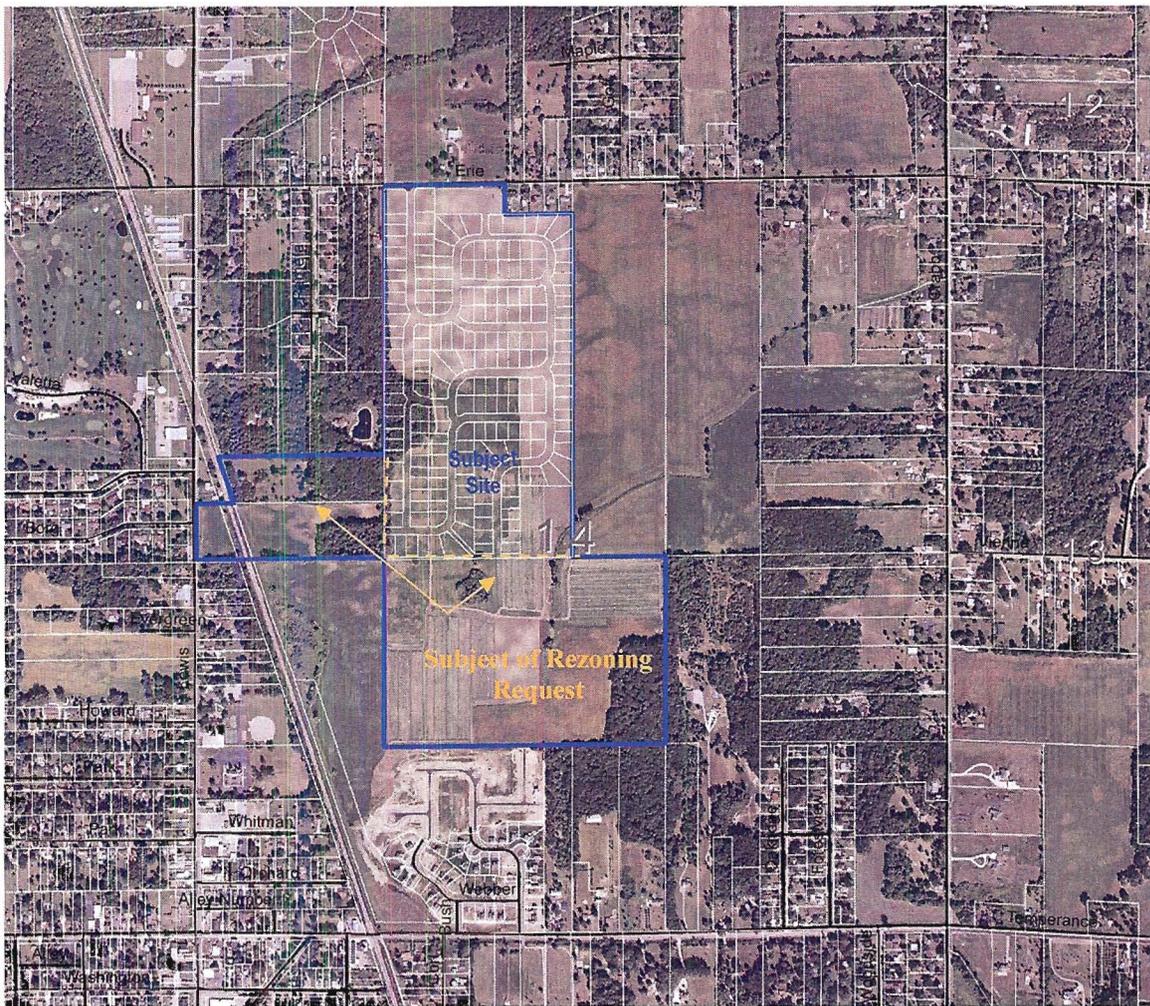
Site Description

The subject site identified below, consists of a total of 160 acres and is located south of Erie Road, east of Lewis, north of Temperance and west of Crabb Road in Section 14 of Bedford Township. Approximately 80 acres of the subject property on the south side of Erie Road is zoned R-2A with an approved preliminary plat for phase 1 of a four phase residential development projected to include a total of 300 units. Bedford Partners is proposing to develop the entire site and has requested the rezoning of the remaining Agriculture zoned parcels in order to develop a 450 unit residential subdivision on the 160 acre property.



Zoning History

On May 25, 2005 Bedford Partners submitted a request to Bedford Township to rezone three Agriculture (AG) parcels totaling 80.6 acres. The request was to rezone two of the parcels (78.5 acres) to R-3 Residential. The Township's C-1 Local Business Commercial category was requested for the remaining 2.1 acre AG zoned parcel located along the east side of Lewis Road. The applicants also offered in writing to enter into a contract to develop the entire property, with the exception of the 2.1 acre parcel as R-2A with conditions under the provisions of PA 577 of 2004. The conditional rezoning proposal would limit the development to 450 residential units on the entire property, with the exception of the 2.1 acre parcel. A Public Hearing was held by the Planning Commission on June 22, 2005; the Planning Commission recommended denial of the rezoning application. On July 13, 2005 the County Planning Commission recommended denial of the rezoning request, despite a favorable recommendation issued in the County Planning Department's review of the application. On August 2, 2005 the Township Board denied the application citing 19 criteria outlined in a report distributed by the Township Clerk at the start of the meeting and incorporated into the formal motion.

Figure 1: Aerial Photograph Subject Site and Surrounding Area

Source: Aerodatainc.com 2005

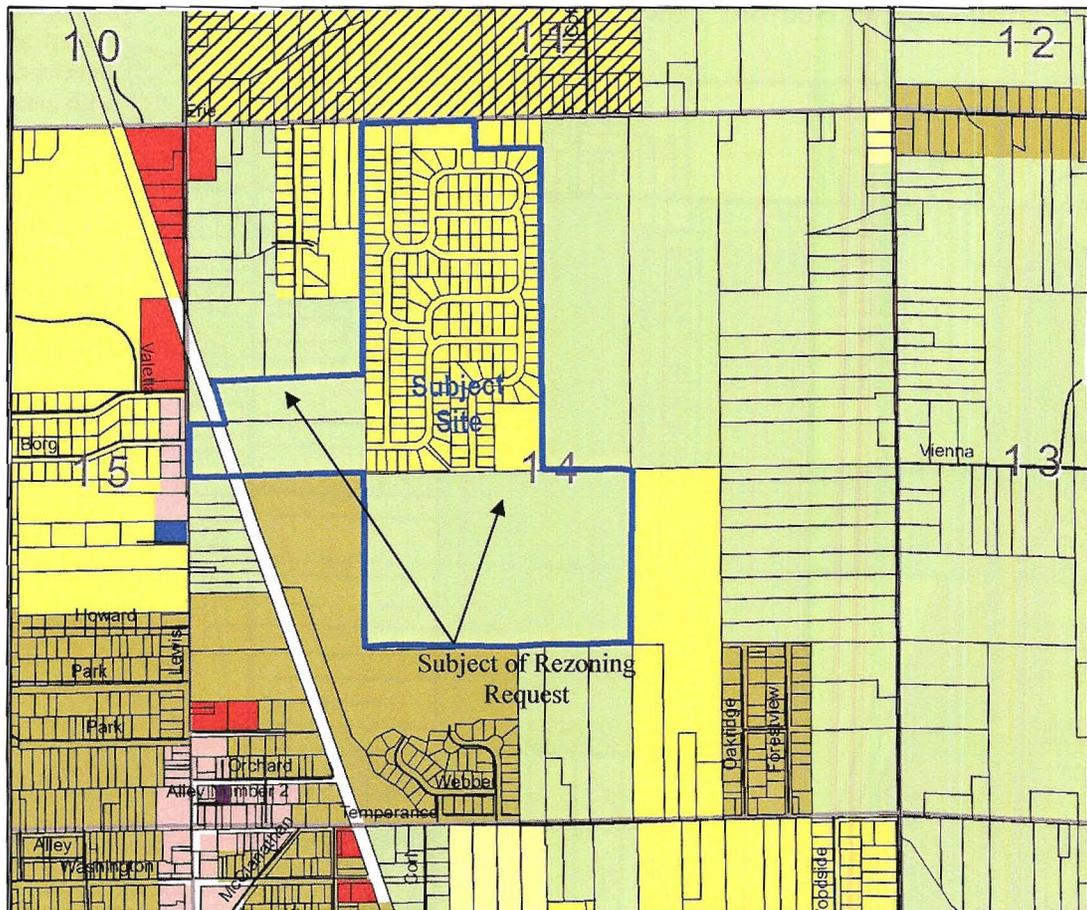
Current Land Use of Subject Property and Adjacent Properties

The aerial provided in Figure 1 illustrates the current land use of the subject site and surrounding properties (with the development concept for the adjoining R-2A portion as an overlay). Existing uses to the north include a platted subdivision, scattered single family development and dormant agricultural land across Erie Road. A combination of vacant land, large lot residential and smaller lot single family residential (Village Meadows Subdivision) exists to the south. The Ann Arbor Railroad, vacant land, and single family residential development exist to the west. Large lot single family development, of the Crabb Road frontage, agricultural land and a large natural woodland are present to the east of the property. Portions of the subject property are being farmed during the interim, under a no-rent arrangement with the seller. Bedford Partners believed this was more appropriate than permitting the land to remain idle and become a potential attractive nuisance.

Zoning of Subject Property and Adjacent Properties

The portion of the subject site for which rezoning was requested is AG, Agriculture. The 79 acre portion of the subject site along Erie Road, which is not included in the subject rezoning request is already zoned R-2A (as is the existing subdivision adjoining its west lot line). Property north of Erie Road is zoned R-2B. R-3, R-2A and AG zoning categories are located to the east, south and west of the site, as identified in Figure 2. As the map below clearly illustrates, the 3 Bedford Partners parcels are virtually surrounded by existing residential zoning and homesites.

Figure 2: Excerpt of Bedford Township Zoning Map



Zoning Minimum Lot Area / Frontage

- AG Agriculture, 5 acres / 330 ft.
- RME Elderly Housing, 100 ft.
- R-1 One Family Residential, 15,000 s.f. / 90 ft.
- C-1 Local Commercial, 100 ft.
- R-2A One Family Residential, 10,000 s.f. / 80 ft.
- C-2 Shopping Center, 3 acres / 200ft.
- R-2B One Family Residential, 10,000 s.f. / 90 ft.
- C-3 General Commercial, 100 ft.
- R-3 One Family Residential, 7,200 s.f. / 60 ft.
- PBO Professional Office Building, 100 ft.
- I-2 Light Industrial, 100 ft.
- RT Two Family Residential, 10,000 s.f. / 80 ft.
- P-1 Parking

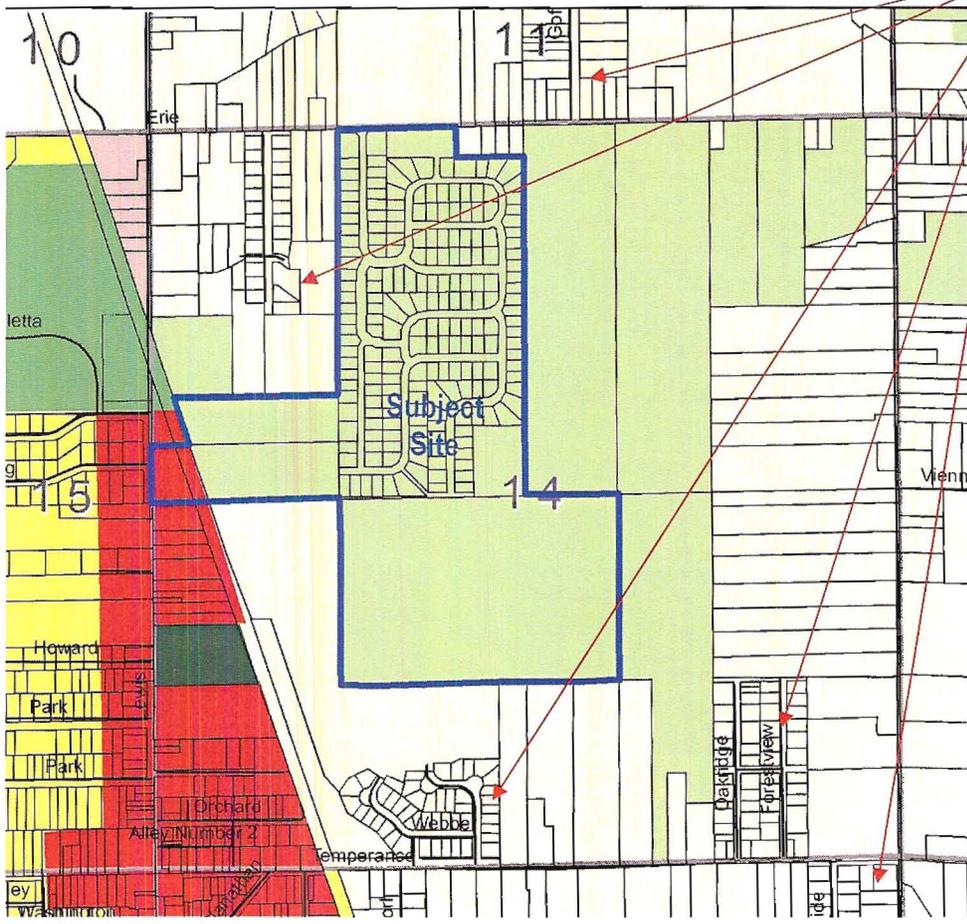
Source: Bedford Township



Future Land Use of Subject Property and Adjacent Properties

The portion of the subject site located to the west of the railroad along Lewis Road is planned for Village Center which permits commercial and residential uses intended to complement the existing Village of Temperance. This land use category extends along the entire portion of Section 14 west of the Railroad. The remainder of the subject property is planned for Agricultural Farmstead, including the 79 acres zoned R-2A (which has an approved preliminary plat for Phase 1). Land use categories of the surrounding parcels and the remainder of Section 14 east of the railroad include Agricultural Estates and Agricultural Farmstead. Nearly all the surrounding properties planned Agricultural Estates have already been divided and/or developed as acreage single family homesites.

Figure 3: Excerpt of Bedford Township Master Plan Map



Existing Plats Zoned and developed with much smaller lot sizes than 2 1/2 acre lots recommended within the AG Estates Master Plan designation.

- Agricultural Farmstead
- Agricultural Estates
- Single Family Residential
- Local Commercial
- Village Center
- Golf Courses
- Parkland



Source: Bedford Township

Proposed Bedford Partners LLC Residential Development: Appropriate Use in an Appropriate Location

Development Proposal

The applicant wishes to develop the entire 160 acre site for a total of 450 residential homes. The original development proposal encompasses 80 acres with a proposed four phase Subdivision Plat for "Albring Farms" a single family project consisting of 300 units. Albring Farms Plat 1 has received Tentative Preliminary Plat approval for 57 lots. The addition of 150 units on the remaining 75 acres should permit the developer to design the development in a manner that will minimize conflicts with the existing railroad and maintain the existing natural features on the site, including the extensive wooded area at the southeast corner of the property.

Appropriate Location within Bedford Township

According to SEMCOG's annual report on population and households in southeast Michigan, Bedford Township has the largest total population and is the fastest growing community in Monroe County. SEMCOG estimated the Township's population at 31,373 in July of 2006. The subject property is in close proximity to the Township's urbanized area surrounding the Village of Temperance, and is no longer viable for active farming. The site is not consistent with the Master Plan's definition of Agricultural Farmstead. As noted in the 2005 Zoning Review by Monroe County's Planning staff, only 90 acres of the 640 acres in Section 14 remain as farmland. Pending development to the north and south will severely limit the applicants' ability to use the site for any of the principal permitted or special land uses in the AG district without negative impacts on the adjacent residential properties. As shown in Figure 5, the subject property falls within a one-mile radius from the center of the Village of Temperance and the existing and emerging residential character surrounding the Village strengthen the residential development concept for the subject site. The additional housing will help to create and maintain a vibrant Village Center where residents can live, work, shop and socialize as envisioned in the Township's Master Plan.

"The Agricultural Farmstead category generally includes land that is being used as cropland or orchards and is outside the urbanized area of the Township generally occurring in the North, Northeast Quadrant and Eastern edge of the Township."

Bedford Township
Future Land Use
Plan

Roads and Traffic

The subject property has access to Erie and Temperance Roads which are both paved. The 2.1 acre parcel has access to Lewis Road (also paved) which is the primary north-south arterial street through the Village of Temperance. The construction of higher density residential development on property with access to existing and planned infrastructure is encouraged in the Township's Master Plan. The Monroe County Road Commission has reviewed the proposal for 450 units on the subject property and has determined that no road improvements, with the exception of a (passing lane) "flare" on the north side of Erie Road would be required. The applicants also indicated a willingness to coordinate and share costs for repairs or improvements to Erie Road with the Township. Erie Road is designated as a Local Paved Road in good-fair condition in the Township's Master Plan Road Inventory.

Birchler Arroyo Associates, Inc.

Birchler Arroyo Associates, Inc. performed a Trip Generation Analysis for the proposed Albring Farms development concept plan. The following table summarizes the results of that forecast. Total new trips added to the local road network over a typical 24-hour period are projected to be 3,767. Of these, 291 would occur during the morning rush hour and 372 would be added during the afternoon rush hour (the single busiest hour of the week).

Table 1. Trip Generation Forecast¹

Land Use	ITE Code ²	Size	Weekday Trips ³	AM Peak-Hour Trips ³		PM Peak-Hour Trips ³	Total	In		Total
				In	Out			In	Out	
Single Family Detached Home	210	301 units	2,866	55	165	220	182	107	289	
Residential Condominium / Townhouse	230	149 units	901	12	59	71	56	27	83	
Total		450 units	3,767	67	224	291	238	134	372	

¹ A "trip" is a one-directional vehicle movement into or out of the site.

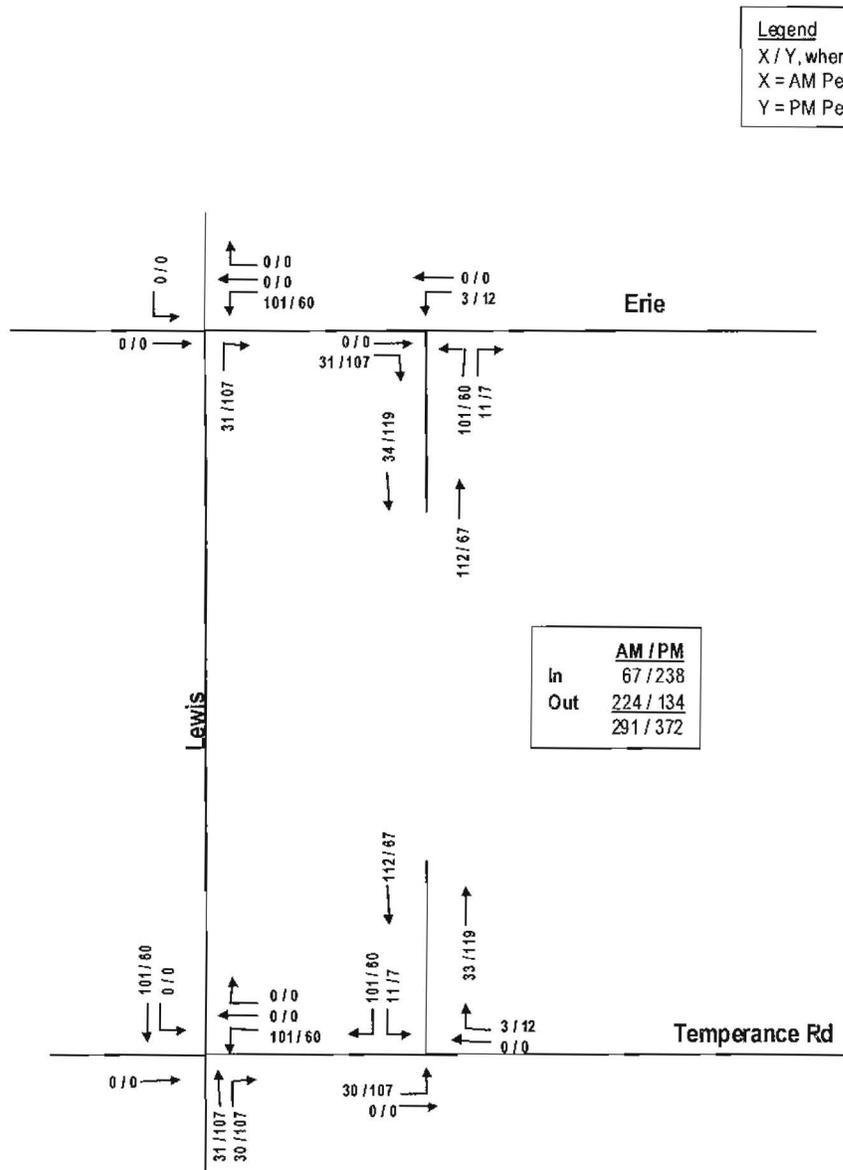
² Institute of Transportation Engineers, *Trip Generation – 7th Edition*, 2003.

³ All forecasts here made using regression equations found in above reference, per guidelines appearing in *Trip Generation Handbook – Second Edition* (ITE, 2004)

Birchler Arroyo Associates, Inc. also analyzed a "worst-case scenario" distribution of this anticipated traffic, illustrated by Figure 4. Under this scenario we assumed that, at build-out, half the traffic would enter from and leave to the north, and half the traffic would enter from and leave to the south. We then assigned a directional split on both Erie and Temperance Roads that allocated 90% of the traffic west toward Lewis Avenue, then south on Lewis Avenue. Only 10% of the traffic was assigned to and from the east on Erie and Temperance. This worst-case scenario would result in total 24-hour volumes on Lewis Avenue of 8,067 between Erie and Temperance, and 13,975 between Temperance and Dean, as a result of the additional Albring Farms development traffic. This is still near or below Lewis Avenue's maximum desirable service volume of 13,000 vehicles per day (a concept discussed further on page 21 of this report) and well below the road's practical service volume of 16,000 VPD. Our analysis did not calculate the addition of future traffic on the local road network, as that traffic would come from other new developments and general traffic growth. (Future background traffic typically adds between 1 and 3 percent additional traffic each year).

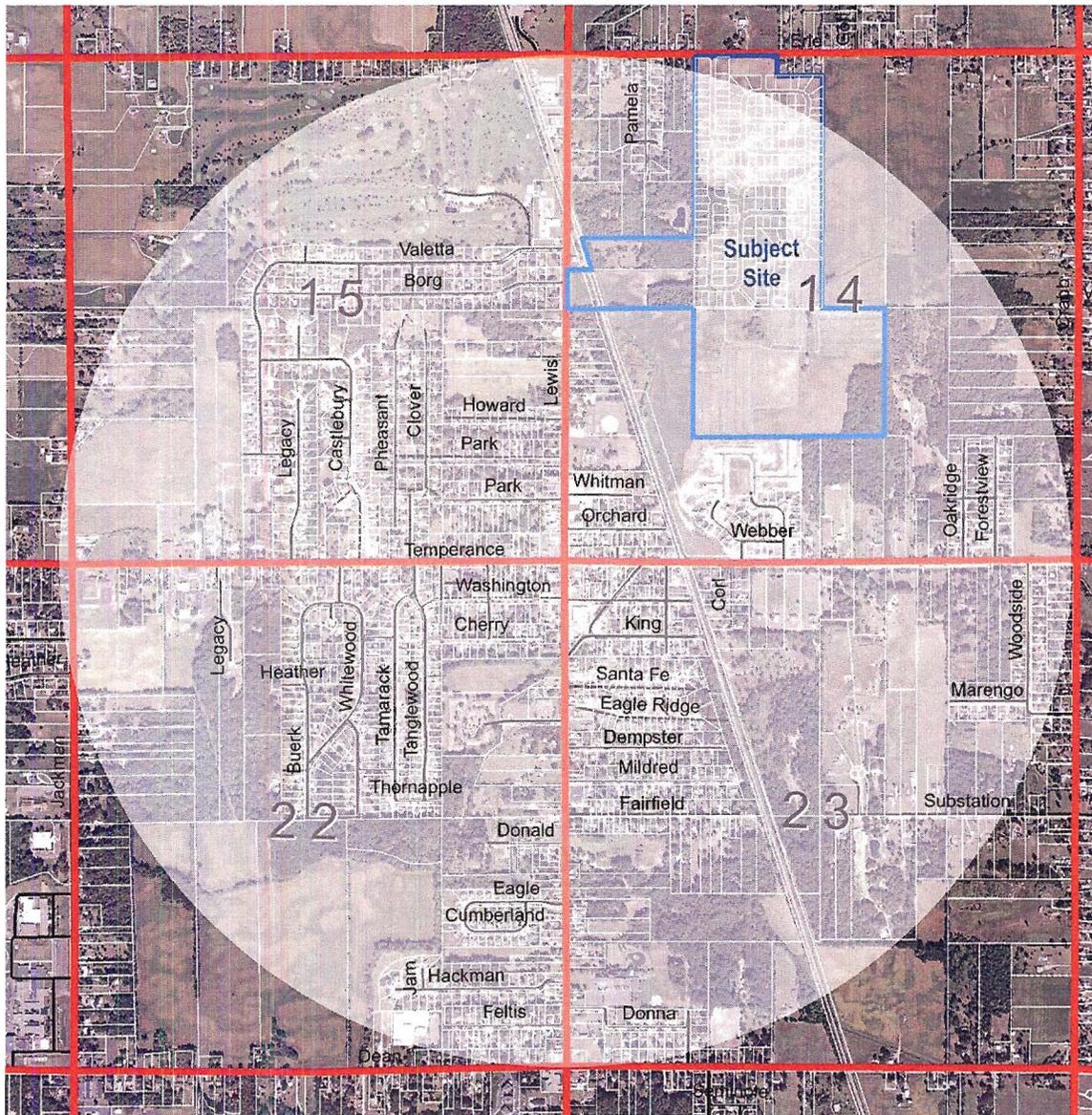
The above "worst-case" scenario was selected in recognition of commuting to work patterns in Bedford Township. 2000 Census data illustrates that 58% of Bedford's employed residents commute to locations in and around Toledo in the State of Ohio each day, while another 18.8% work in Bedford Township itself. (See figure 10 at the end of this report for additional data on commuting patterns of Bedford's working residents).

Figure 4. "Worst-Case" Peak-Hour Site Traffic¹



¹ Trip distribution model assumes a 50/50 split between the north and south access points. Model further assumes that 90% of site traffic will travel to and from the south on Lewis Road, and 10% will travel to and from the east on either Erie or Temperance Roads.

Figure 5: Aerial Depiction of 1 Mile radius from Village of Temperance



Source: Aerodatainc.com 2005

Utilities

Access to public water and sewer service is presently available to serve the proposed 450 unit residential development. This is supported by the Public Water Study and Public Sewer Capacity Study included in the Albring Farms conditional rezoning package. As shown in Figure 5, the subject property is within a 1 mile radius of the Village of Temperance. Access to utilities is already available to the subject property, and the proposed development is a logical extension of the single family residential uses that exist to surround, support and provide a transition from the Village of Temperance to the actively farmed agricultural areas which exist beyond the Village limits. The Agriculture zoning category is intended to prevent unplanned development that would require a demand for urban services. This site is within close proximity to the center of Temperance and facilitates the logical extension of both sanitary sewer and public water.

Schools

An analysis of the impact of the proposed 450 unit residential development on the Bedford school district was prepared by J. Mills Consulting Company and projected that the number of additional students enrolling in the school system would be 225 at full build out (10 years). The analysis indicated that the increased enrollment and additional homes would have a positive impact on the school system which is experiencing declining enrollment, and would not result in the need for additional facilities since class sizes have been decreasing.

Public Safety

The Bedford Fire Department has 65 Volunteer Fire Fighters and 3 stations that provide service to 39 square miles. Station 30 is located at 1106 West Temperance Road, just west of Lewis, in the Village. A commonly applied standard for the evaluation of adequate fire protection standards is the location of a fire station within 1.5 miles of all development. This distance standard is intended to facilitate response times consistent with the recommendations of the National Fire Protection Association (NFPA). Figure 6 on page 12 illustrates that the Bedford Partners, LLC properties are all within the 1.5 mile service area of Station 30. The NFPA is a non-profit agency and although NFPA standards are not law or federally mandated regulations they are intended to maximize the effectiveness, efficiency and safety of emergency operations, based on industry research. The current NFPA recommendation suggests that a minimum of four firefighters arrive at a fire scene within five minutes of the dispatch center receiving the call, ninety percent of the time. In addition to the 3 stations directly serving the Bedford community, the Fire Department has mutual aid agreements with all of the Monroe County Fire Departments as well as the City of Toledo, Washington Township and the City of Sylvania.

The Township contracts with the Monroe County Sheriff's Department to have full time deputies policing the Township. It is our understanding that a recently approved millage will result in 4 additional police officers being added to patrols within the Township. The Michigan State Police also patrol Bedford Township.

Figure 6: Depiction of 1.5 Mile radius from each of the 3 Fire Stations

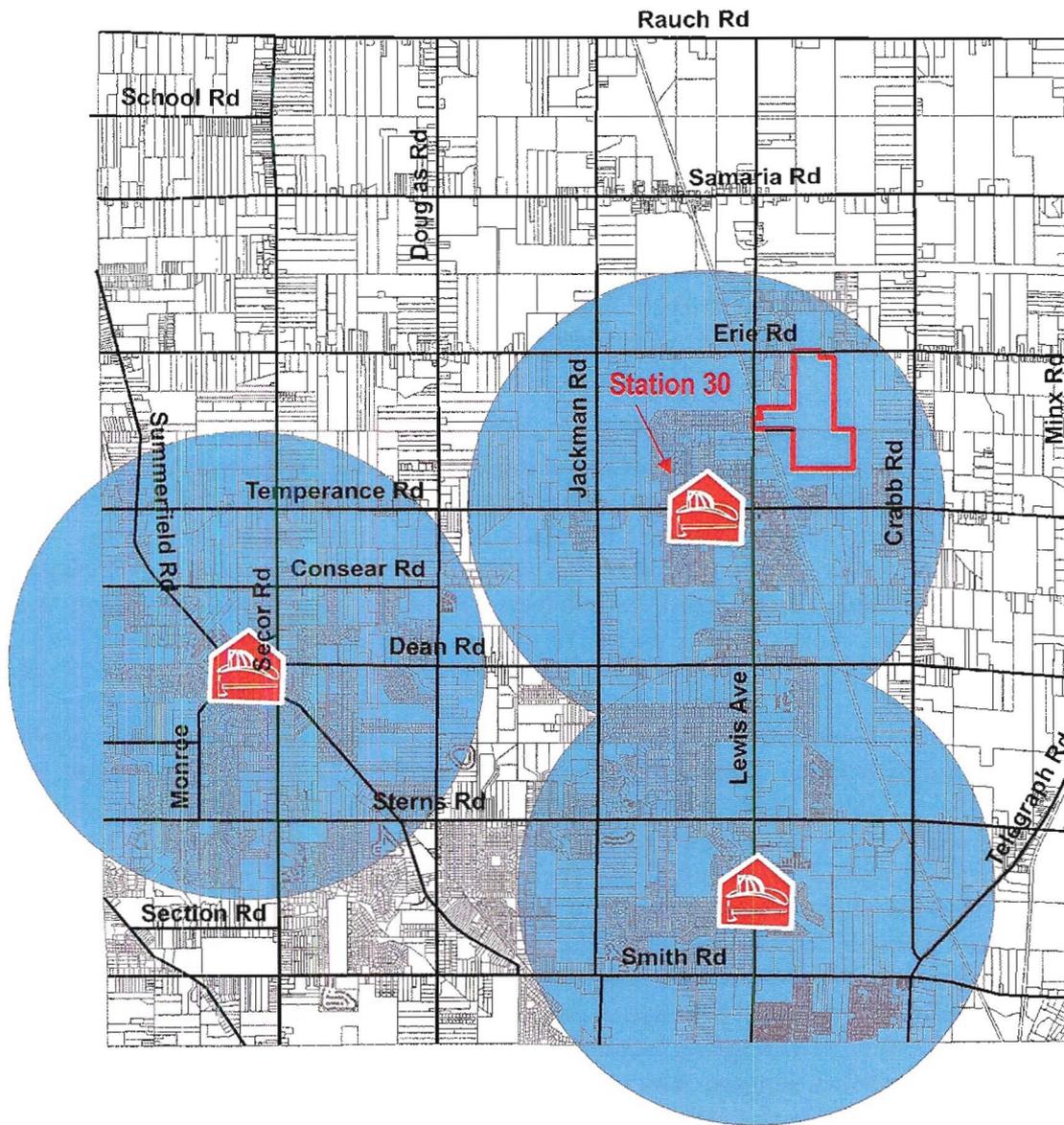


Figure 7 : Conceptual Layout for “Albring Farms Subdivision”



Source: Intec Engineering Inc.

Summary and Conclusions

1. Bedford Partners LLC.'s rezoning request supports the following Master Plan objectives and strategies:

Objectives and Strategies Related to Agricultural Lands (Pg. 83)

- ✓ *Preserve viable farmlands from conversion to and encroachment of non-agricultural uses and to mitigate conflicts between farm and non-farm uses in designated agricultural areas.*
- ✓ *Balance the needs of the agricultural community with the interests of the non-farm residents.*
- ✓ *Adopt zoning provisions to prevent a pattern of scattered rural housing development on overly large lots, particularly in areas of viable agricultural or wooded lands.*
- ✓ *The primary purpose the Agricultural Zoning District is to protect agricultural lands from conversion to another use that would prohibit farming and related land uses. These agricultural lands are typically lands within the Township having minimal road access and no public sewer and water service. The agricultural land use classification is to be used by the Township to reserve existing farmlands or forestlands for future use on those areas which are, and continue to be, used primarily for agricultural pursuits as well as agricultural processing activities. The subject site is within a one-mile radius of the center of Temperance, has water and sewer available, and is only being farmed as an interim use, under a no-rent agreement between the buyer and the seller.*

Objectives and Strategies Related to Environmental Features (Pg. 84)

- ✓ *Require the retention of important farmlands, forest lands and open space areas.*
- ✓ *Encourage the stewardship of privately-owned forest lands, wetland, inland lakes and other environmental systems. The proposal includes the preservation of a large wooded tract which would be difficult to protect with large lot development required by the AG, Agriculture zoning designation.*

Objectives and Strategies Related to Residential Land Use (Pg. 85)

- ✓ *Provide for a range of residential land use and densities to meet the needs of the Township's diverse population. The proposed development includes a range of housing types and prices, including affordable products.*
- ✓ *Encourage the development of residential neighborhoods which are well-integrated into the existing landscape and complement the character of existing neighborhoods. Already planned as a logical extension of Village Meadows to the south, the development will provide for a street network that connects with both Erie and Temperance Road*
- ✓ *Require the incorporation of existing vegetation, topography, and other natural features into the design of new residential developments. Proposed development allows for the preservation of all or portions of two major woodlots on the property.*

Summary and Conclusions continued

- ✓ Prohibit through ordinance revisions a pattern of scattered rural housing development on overly large lots, particularly in areas of productive agricultural or forest lands. The Bedford Partners rezoning directs demand for homes to the Temperance area, away from viable agricultural areas. This proposal reduces pressure on large, intact farms in the northern 1/3 of the Township being split into acreage homesites.
- ✓ Require the layout of new residential developments to be logical extensions of existing neighborhoods, including lot layout, road extensions, and open space plans. Streets and sidewalks connect with Village Meadows and Erie Road. The proposed open space is a logical extension of the Village Meadows open space or maintains major woodlands that extend onto neighboring properties.
- ✓ Specify cluster housing and other creative forms of development to permit higher density housing while protecting the Township's rural character and balancing the needs of the agricultural community with the interests of the non-farm residents.
- ✓ Require new residential developments to incorporate a pedestrian sidewalk system that ultimately connects with abutting developments to keep the community walkable and connected. The Albring Farms proposal is within reasonable walking and bicycling distance of Temperance.

Objectives and Strategies Related to Community Facilities and Infrastructure (Pg 87)

- ✓ Require that adequate public infrastructure be installed concurrently with the initiation of any new residential, commercial and/or industrial land development. The rezoning request directs development to that portion of the Township where road and utility infrastructure can accommodate demand.
- ✓ Provide sidewalks and bike lanes in the developing areas, especially the planned residential areas, to create safe, non-motorized options for citizens of the Township. The development concept would extend all necessary utilities and provide street and sidewalk connections at the developers' expense.

2. Agricultural Planning in the Township does not support Agricultural Preservation.

The Master Plan designation of parcels for Agricultural Farmstead and Agricultural Estates does not appear to bear any relationship to soil suitability or ideal farming characteristics of the designated properties. Furthermore, the Agricultural Estates category which permits residential development on lots as small as 1 acre does nothing to promote continued use of land for Agriculture.

- ✓ Table 45 on page 90 of the Township's Master Plan indicates that 35% of the land in the Township is planned for Agricultural Estates, while 15% is designated for Agricultural Farmstead.
- ✓ As depicted on Figures 8 & 9 parcels designated for Agricultural Farmstead and Agricultural Estates in Sections 1-4 and 9-12 in the northeast portion of the Township include large tracts of land suitable for agriculture based on their soil characteristics and distance from the more developed portions of the Township.

Figure 8 : Aerial identifying large tracts master planned for AG Farmstead and AG Estates (2 1/2 acre lots).



Source: AeroDataInc.com, 2005

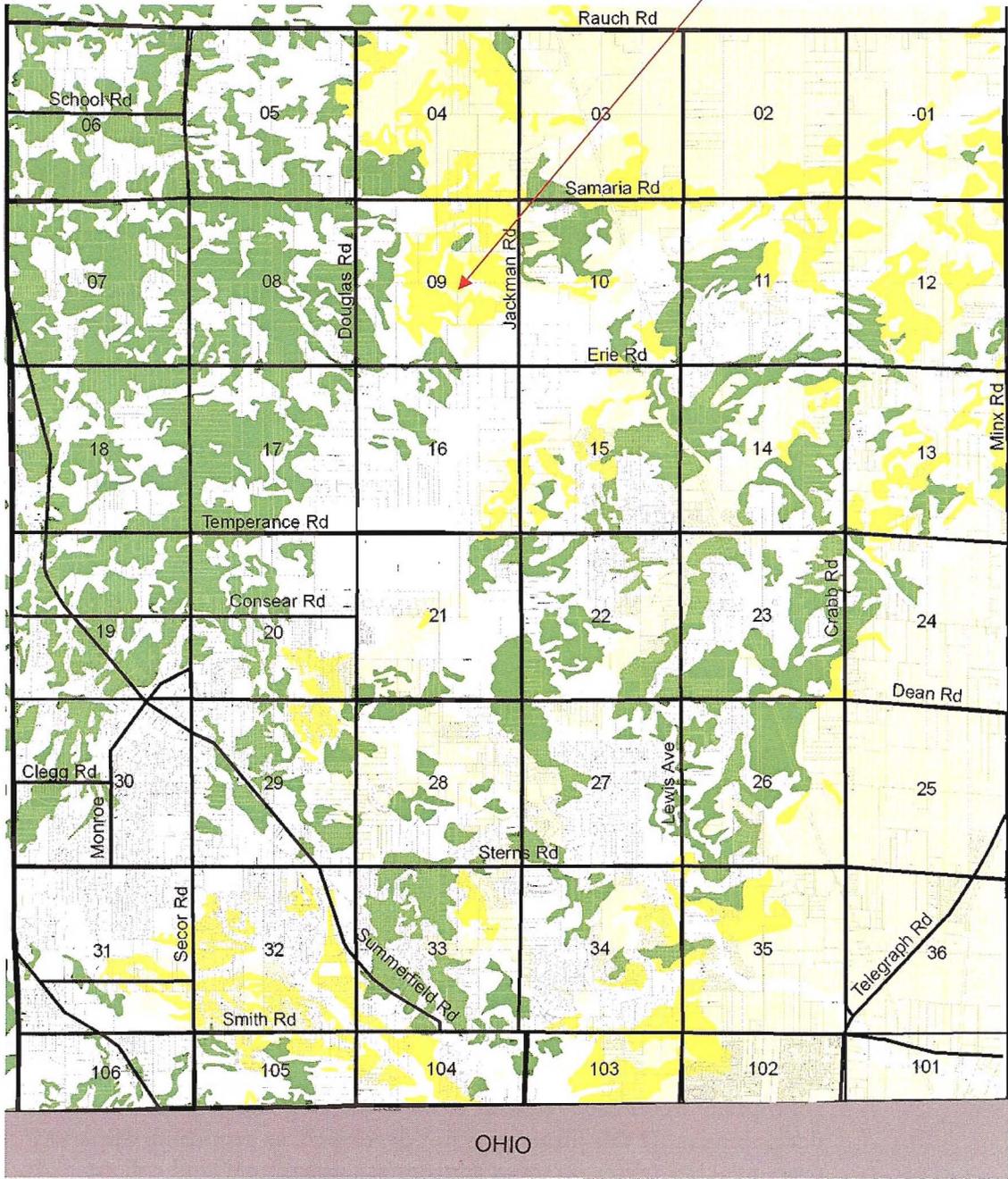
Parcels of 30 Acres or More
■ Agricultural Farmstead
■ Agricultural Estates

**BEDFORD TOWNSHIP
 MONROE COUNTY, MI**

Zoning	No. of Parcels	Acreage
Agricultural Farmstead	40	2,265
Agricultural Estates	52	2,343

Figure 9 : USDA Designated Prime Farmlands

Prime Farmland in Section 9 designated as 2 1/2 acre AG Estates in Master Plan.



-  Farmland of Local Importance
-  Prime Farmland
-  Prime Farmland If Drained

PRIME FARMLAND
BEDFORD TOWNSHIP
MONROE COUNTY, MI



Summary and Conclusions continued

- ✓ A great deal of potentially viable acreage is designated for Agricultural Estates, rather than Agricultural Farmstead, placing it in jeopardy of being split into homesites. Planning and zoning policies that permit division of agricultural land into small acreage homesites does nothing to preserve agriculture as a viable land use.
- ✓ As the pattern of small parcels and subdivisions illustrates, much of the land designated as Prime Farmland by the United States Department of Agriculture within Bedford Township has already been developed. (See Figure 9).
- ✓ Remaining undeveloped Prime Farmland in Section 9 is designated for Agricultural Estates rather than Agricultural Farmstead. This does not support preservation of agriculture as a viable land use.
- ✓ The designation of Agricultural Farmstead for properties in Sections 14, 24, 25, and 26 is not logical. The properties are not characterized Prime Farmlands by USDA and in the case of Sections 14 and 26 are adjacent to significant development.
- ✓ Map 1 Regional Analysis from the Township's Master Plan indicates that the concentration of Agricultural Farmstead designated land in the northeast corner of the Township is adjacent to land planned for medium density residential in Ida Township. Densities of 5-6 dwelling units per acre will be achievable in this area of Ida if sanitary sewer becomes available.
- ✓ Article 2 of the Michigan Zoning Enabling Act specifies that, "The zoning ordinance shall be made with reasonable consideration to the character of each district, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building and population development."

The Bedford Partners property does not have a "peculiar suitability" for Agricultural use as is evidenced by its poorly drained soils as well as its location which will result in significant conflicts with emerging residential development. Further, the use of the site for agricultural operations or large 5 acre residential parcels is not consistent with the general and appropriate trend and character of land, building and population development. If this property is not developed, as proposed, demand for residential homesites on more appropriate agricultural land will intensify.

Development approvals and zoning have isolated the Bedford Partners parcel and cut it off from other viable agricultural areas. The rezoning of Village Meadows to R-3, One Family Residential, despite its Agricultural Estates Master Plan designation, has contributed to this situation.

3. Both the Township Planning Consultant and the Monroe County Planning Staff reports acknowledge the changing trends in surrounding development, including the emerging residential character, and present the fact that the requested rezoning would represent a logical extension of the current zoning pattern.

- ✓ Page 4 of the Township Planning Consultant's review acknowledges that development pressure is increasing around the Village of Temperance and that recent requests for rezoning as well as the emerging development pattern warrant a reevaluation of the Master Plan to determine whether the designations on the Future Land Use Plan Map are consistent with the current and emerging needs of the Township.
- ✓ Page 2 of the Monroe County Staff report indicates that the proposed rezoning is not in conflict with the surrounding land use pattern. The report cites close proximity to the village center of Temperance as well as the significant residential development in the area. County staff also reports that excluding the subject parcel, only 90 acres of the 640 in Section 14 remains as farmland.

Summary and Conclusions continued

- ✓ The Township's recently approved Recreation Plan includes a pathway through the subject property, connecting the site to adjacent residential development, downtown Temperance and the proposed Lewis Anstead Park. Such linkage would result in inappropriate and unsafe interactions between agricultural operations and families or individuals using the pathway.
- 5. Public services and available infrastructure is adequate to support the requested rezoning.**
- ✓ As part of the rezoning request, the applicants prepared Water and Sanitary Sewer Capacity studies to verify that the Township's existing systems can handle the anticipated sanitary flows and water demands of the proposed development. The Sanitary Sewer analysis was based on 465 equivalent residential units and is available upon request.
 - ✓ An analysis was prepared to demonstrate the proposed impact of a 450 unit residential development on the Bedford Public School system. The analysis indicated that the proposal will benefit the school district financially and will not require the development of additional school facilities due to the decreases in student enrollment in recent years.
 - ✓ Three fire stations are located within the Township boundaries. The subject site is within a 1.5 mile radius or recommended service area of the Temperance Road Station. The Township has 65 volunteer firefighters, which translates into 2.1 firefighters per 1,000 residents. Bedford Township has mutual aid agreements with all of the fire departments in Monroe County, as well as the Cities of Toledo and Sylvania and Washington Township, all nearby Ohio communities. Fire Departments for two similar Michigan Townships (White Lake Township, Oakland County and Grand Blanc Township, Genesee County) were contacted to develop information on staffing, response times and number of stations for comparative purposes. The communities contacted have similar populations and similar geographic sizes to Bedford. The following information was obtained:
 - ✓ Grand Blanc Township has 52 paid on call volunteer firefighters (1.7 per 1,000 residents). The township has 3 fire stations, and a response time of 12 minutes. The fire chief indicated a desire to maintain the current ratio of firefighters requiring additional staff as population warrants it. In the next ten years the department plans to shift to a combination of paid on-call volunteers and full time career firefighters.
 - ✓ White Lake Township has 36 firefighters, 12 career and 24 paid on-call (1.3 per 1,000 residents). The 36 square mile township has 3 fire stations, and a response time of 4-6 minutes.
 - ✓ The above comparisons demonstrate that Bedford Township's Fire Department meets or exceeds other similar Michigan Townships with regard to staffing, stations and response times. Fire protection resources within the Township are adequate to serve the proposed development.

- ✓ District 2 of the Monroe County Sheriff's Department is headquartered behind the Bedford Township Hall and provides patrol service to the Township. The district includes 12 uniformed officers, and 2 detectives. Regular patrol duties include mountain bike and motorcycle patrols. The Township recently approved a millage increase to add four additional officers.

6. The proposed development will not adversely impact traffic in the area.

Analyses of Generalized Daily Service volumes for a paved two-lane rural road suggest that 13,000 vehicles a day is the maximum desirable service volume for such rural roads. Paved two lane rural roads can comfortably carry 16,000 vehicles daily, in fact some in southeast Michigan are known to carry nearly twice as much.

- ✓ Michigan Avenue near Platt in Pittsfield Township—estimated 28,000; Adams Road at Walton-Tienken, Rochester Hills—estimated 26,000; Van Dyke between 23-24 Mile Road in Shelby Township— 24,000; Haggerty Road between 12-13 Mile Road in Novi— Farmington Hills 1997, pre-M-5—over 33,000.
- ✓ SEMCOG's 24 hour traffic counts for Lewis Avenue from Temperance Road to Erie Road in 2005 indicate that 6,372 vehicles travel this route daily. This is well below the maximum desirable service volume and proves that significant road capacity is available.
- ✓ Twenty-four hour counts for Temperance Road from Lewis Avenue to Crabb Road in 2005 were documented by SEMCOG as 3,310 trips and also indicate that significant additional capacity is available.
- ✓ The Monroe County Road Commission reported 24 hour traffic counts for Erie Road of 1,493 from Lewis to Geoff in 2004. Erie Road counts from Geoff to Crabb for 2004 were 2,504. These figures indicate that road capacity on Erie Road is well below the maximum desirable service volume and suggests that significant additional vehicle capacity is available between Lewis and Crabb.

7. The proposed rezoning would not adversely affect property values in the Township, as alleged in the Township Board's reasons for denial.

- ✓ The proposed development would consist of a variety of housing options ranging in price from \$180,000 to \$320,000.
- ✓ According to the Township's master plan housing analysis, "Homeownership is very affordable in Bedford Township." The analysis of 1990 housing values indicates that 1.78% of the owner occupied units were valued at \$175,000 or more.
- ✓ The housing analysis in the master plan was based on the 1990 census. Analysis confirmed that the median housing value reported in the 2000 Census was \$142,000. The proposed homes in the \$180,000 to \$320,000 range cannot adversely affect nearby property values.
- ✓ A recent review of Bedford Township homes listed on Realtor.com revealed that homes in the adjacent Village Meadows Subdivision are listing for \$198,900-\$239,900.

Summary and Conclusions continued

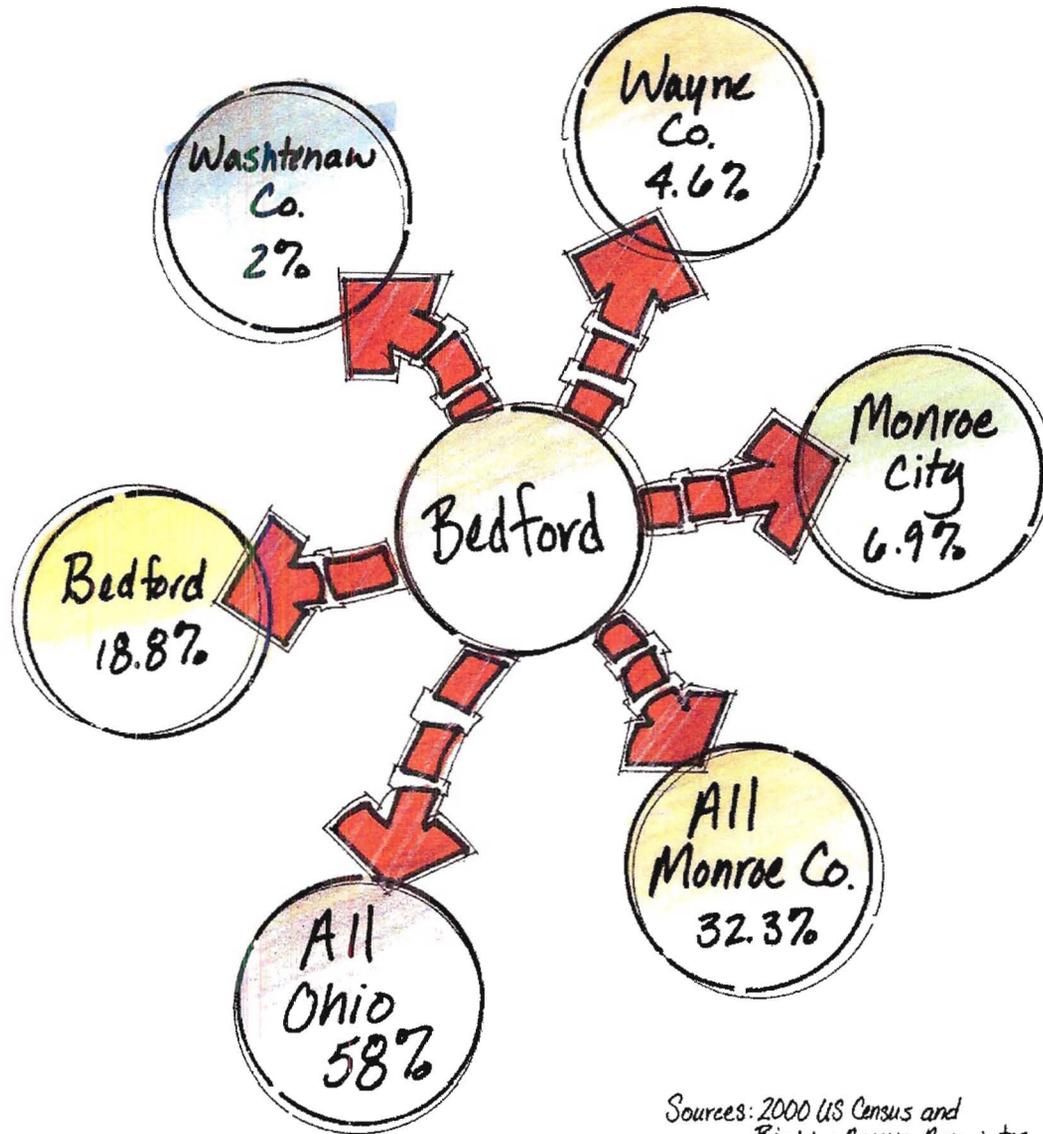
- ✓ Realtor.com also had multiple listings within the Hidden Lakes and Legacy subdivisions in the Temperance area ranging in price from \$309,900-\$329,900.
 - ✓ Low and moderate income housing programs typically target those households whose incomes are at or below 80% of the community's Median Household Income (MHI). Eighty percent of MHI in Bedford Township is \$47,900 according to the 2000 Census. Households at this income level can afford to spend approximately \$1,330 per month (33%) on housing. This is consistent with the monthly payment on a \$180,000 home, assuming a 7% interest rate 25 year mortgage, 10% down payment, and \$2,388 per year in property taxes.
 - ✓ The price ranges proposed for Albring Farms (\$180,000-\$320,000) will provide for additional affordable housing as well as housing stock that will continue to boost housing values within the Township consistent with recently developed products in the Village Meadows, Hidden Lakes and Legacy developments.
 - ✓ Bedford Township housing stock at or above the \$349,900 is available in more limited amounts, particularly on larger lots. The notion that the proposed development would adversely affect property values in the Township is not supported based on current housing information regarding market conditions.
- 8. Township zoning designation for properties in close proximity to the subject property and the higher density zoning districts near the Village of Temperance is inconsistent with the Agricultural Farmstead and Agricultural Estates Master Plan designation of the property.**
- ✓ As illustrated in Figure 3, there are 5 properties Master Planned for Agricultural Estates which are zoned R-2A, R-2B, and R-3. Rezoning of property and approval of residential projects are indicative of the changing development trends in the area which is in close proximity to the Village of Temperance.
 - ✓ The emerging trends in the area support a reevaluation of the Township's Master Plan.
 - ✓ The Township's recently completed Recreation Plan includes a pathway through the subject property, connecting the site to adjacent residential development, downtown Temperance and the proposed Lewis Anstead Park. Such linkage would result in inappropriate and unsafe interactions between agricultural operations and families or individuals using the pathway.
- 9. Bedford Township is an emerging suburban community. Trends in development and population characteristics of the community are not conducive to agricultural preservation south of Erie Road.**
- ✓ According to SEMCOG's annual report on population and households in southeast Michigan, Bedford Township has the largest total population and is the fastest growing community in Monroe County. SEMCOG estimated the Township's population at 31,373 in July of 2006.

- ✓ The Township experienced a loss of 21.2% of its active farmland from 1990- 2000 as reported by SEMCOG's April 2004 Report "Land Use in Southeast Michigan, Monroe County, 1990-2000."
- ✓ The Township's 2002 Master Plan indicates that 23% of the Township, or 5,730 acres is existing agricultural. This represents a significant decrease from the 7,811 acres identified by SEMCOG in 2000. The Master Plan promotes a further decrease in active agricultural land for the Township by limiting Agricultural Farmstead land uses to 3,923 acres of the planned future land use. (The Township's Agricultural Estates land use category is a large lot residential classification that does not preserve agricultural use).
- ✓ Based on SEMCOG Monroe County Land Use data from 1990-2000 there are only 3 Monroe County Communities losing agricultural land at a rate greater than Bedford Township: Milan, Monroe and Dundee.
- ✓ SEMCOG reports that 47.4% of land in Bedford Township was developed as of 2000. There are many Monroe County communities with greater inventories of agricultural land that are not experiencing the same development pressure and trends as Bedford Township.
- ✓ Proximity to the City of Toledo strengthens Bedford Township's role as one of its major suburbs. 58% of Bedford's employed residents commute to jobs in the Toledo area of Ohio, based on an analysis of commuting times/distances and job centers nearby. According to U.S. Census data from 2000 the mean travel time to work was 24 minutes.
- ✓ A comparison of SEMCOG building permit data reveals that annual building single family permits issued in Bedford Township are consistent with similar fast growing residential communities in Macomb, Washtenaw and Oakland Counties.

2005 Building Permit Data from SEMCOG:

Bedford Township	159 Single Family Units
Clinton Township	163 Single Family Units
Chesterfield Township	183 Single Family Units
White Lake Township	166 Single Family Units
Rochester Hills	177 Single Family Units
Superior Township	168 Single Family Units

Figure 10 : Commuting Patterns of 14,081 Bedford Workers in 2000



Sources: 2000 US Census and
Birchler Arroyo Associates, Inc.