

It's time to get all the "FACTS" out! I agree with representatives of Bedford Watch that it is time to get "all the FACTS" out concerning what affect a "big box" store will have on Bedford Township. I think that it is time for one of our local newspapers, The Bedford Now or Monroe Evening News, to do some investigative reporting on the issue of a "big box" store in Bedford Township. Since members of Bedford Watch keep bringing up Wal-Mart, I think that is what the reporting should be based on. Here are some topics that representatives of Bedford Watch brought up again at the last Planning Commission meeting that need to be checked out:

1. How much will traffic increase? They could check with other communities such as Adrian, Monroe and Toledo to see how much traffic has increased since a Wal-Mart was constructed. They should also check with Jon Whitman and get a copy of the traffic study that he paid to have completed. Anyone can read the summary and conclusions of the Traffic Impact Study by the Mannik & Smith Group, Inc. completed in June 2006 on the www.bedfordyes.com web site. The purpose of this study is to evaluate traffic impacts that would result from the proposed retail development in the area of Lewis Avenue & Sterns Road. A copy of the study is located on the Whitman Lawsuit page under "Additional Documents".
2. How will it affect our local fire department? The reporters should check with Jon Bofia, the Bedford Township Fire Chief on what the effect will be on a "big box" being built at Lewis & Sterns. He is already on record stating that the fire department can handle a big box store in the Bedford Community. Anyone can watch a video on the Bedford Yes web site of the comments by Bedford Township Fire Chief John Bofia as to whether or not the Bedford Township Fire Department is capable of handling additional fire department calls if a Wal-Mart were built in Bedford Township. These comments were made during his 2009 annual report of the fire department at the Bedford Township Board Meeting on April 20, 2010. The video is located under "Additional Documents"
3. How will it affect crime in Bedford Township? The reporters could check with the Monroe County Sheriff's Department, Toledo Police Department and the Adrian Police Department on the effect on crime in their communities. After listening to Gail Keane speak at the last Planning Commission meeting about this topic, they also may want to talk to her.
4. How will it impact other issues such as water and sewer in the township? The reporters could check with local Bedford Township officials for an answer to this question.
5. What about final site plan approval? One issue that needs to be discussed is that Bedford Township has the final say on the site plan if the property is developed. The reporters could check with the Bedford Township planning department officials to see what the minimum requirements are under C-2 and C-3 developed property.
6. The Bedford Township Master Plan. The reporters should interview residents & officials who served on the Master Plan Committee when the current plan was developed. As was brought up at the Planning meeting on Wednesday night by a resident who served on the last master plan committee, not all recommendations that were made by committee members were implemented in the current Master Plan (especially in relationship to the property at Lewis & Sterns). Why did this happen? Anyone can read the letter that was read at the Planning Commission meeting on the Bedford Yes web site under "Additional Documents" on the Whitman Lawsuit Page.

Gene Stock
Temperance, Michigan