

Minutes
Bedford Township Master Plan Steering Committee
Meeting August 18, 2014
7:00 p.m.

Present:

Karen Fischer, Economic Development Corporation
Brad Greeley, Board of Zoning Appeals
Korleen Bialecki, Planning Commission
Dennis Jenkins, Planning Department

Excused:

Gene Stock
Joyce Blanton, Downtown Development Authority
John Kreuchauf, Samaria Heritage Committee

Also Present:

Trudy Hershberger, Township Clerk
Karen Kincaid, Planning Department
Barry Buschmann, Mannik & Smith
Royce Maniko, Mannik & Smith
Bill Pearsall
Tim Lake MCBBDG

Bialecki called the meeting to order at 7:00 p.m. Jenkins called the roll. Quorum present. Hershberger informed the committee that Joyce Blanton found that it was necessary for her to resign from the Steering Committee. Bialecki asked if a new member would be appointed. Hershberger said a new member would be appointed soon.

APPROVAL OF THE AGENDA

Motion by Jenkins supported by Fisher to Approve the Agenda of August 18, 2014 with the removal of the approval of the July minutes.

OLD BUSINESS

6.A - Update on Committee Member Photographs.

Maniko mentioned that he has reviewed the photos of committee members “likes and dislikes” in Bedford. He will prepare a photo collage that will be presented during the October public workshop. Maniko said they received a good cross section of the community.

6. B – Review of Master Plan Maps for Surrounding Communities.

Maniko presented a map reflecting the future land use designations for all communities surrounding Bedford and discussed the meaning of each category. Most future land uses were either agricultural or residential. There is an area of intended industrial land use along the City of Toledo border adjacent to the southeast corner of Bedford Township

NEW BUSINESS

7.A – Discussion Regarding the Status of Agricultural Land Use in Bedford.

Royce Maniko reviewed an email he received from Ned Berkey, Agricultural Extension Agent for Monroe County. Mr. Berkey indicated in his email that agriculture is still viable in Bedford Township. He stated that the trend is toward larger mega farms and smaller acreage farms. He stated that he feels Bedford should consider two agricultural zoning districts with mega farms having the most restrictive zoning and that they be located away from high density residential areas. Mr. Berkey also feels that open space is important to the community and most homeowners prefer having an open farm field near their property.

7.B Discussion Regarding the Master Plan Economic Development Component.

Tim Lake, President of the Monroe County Business Development Group presented a rough draft of the Economic Development Component. Mr. Lake highlighted each of the five areas of the component including:

- 1. Community Planning and Outreach** covering the master plan process.
- 2. Development Review Process** to make certain each governing body understands their role in the development process and is afforded training opportunities.
- 3. Recruitment and Education** to recruit the best candidates for positions on various boards and commissions.
- 4. Development Ready Sites** to identify sites in Bedford that have development potential and make certain all infrastructure is available and adequate.
- 5. Community Prosperity** to identify goals and actions to strengthen the overall economic health of Bedford Township.

Mr. Lake also suggested that the community develop a Comprehensive Economic Development Strategy (CEDS) for Bedford which coordinates with the county and regional CEDS. He also stressed the importance of creating a sense of community to attract workers to the area.

8. PUBLIC COMMENT

Bill Pearsall discussed the trend toward internet purchasing and that it does not help the local economy.

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9. INFORMATION/STAFF COMMENT

Maniko mentioned that he met with the Bedford Park Commission and discussed a meeting in Dundee regarding non-motorized vehicle (bike paths and walking paths)

development in southeast Michigan. Several members of the park commission will attend the meeting.

INFORMATION

The next meeting will be held on September 15, 2014 at 7:00 p.m.

ADJOURNMENT

The meeting was duly adjourned at 8:25 p.m.

Respectfully Submitted,

Dennis Jenkins
Recording Secretary