

Agenda
Bedford Township
Master Plan Steering Committee
August 18, 2014
7:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES OF JULY 21, 2014
6. OLD BUSINESS
 - A. COMMITTEE MEMBER PHOTO UPDATE
 - B. REVIEW OF MASTER PLAN MAPS FOR SURROUNDING COMMUNITIES
7. NEW BUSINESS
 - A. DISCUSSION REGARDING THE STATUS AGRICULTURE IN BEDFORD TOWNSHIP
 - B. DISCUSSION REGARDING ECONOMIC DEVELOPMENT COMPONENT
8. PUBLIC COMMENT
9. INFORMATION/STAFF COMMENT
10. ADJOURNMENT

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

*Greg Stewart, Township Supervisor
8100 Jackman Road, PO Box H
Temperance, MI 48182 Telephone 734-847-6791*

7.A

(Unedited Email from Ned Berkey, Monroe County to Royce Maniko)

Royce,

Agriculture is a valuable industry to have for several reasons.

1. According to a land use study by Ohio State, for every \$1 that farmland pays in taxes, it only requires about \$.44 in services. This is primarily roads and drainage. Farmland does not generally require water, sewer, schools, police, fire and other services. So the taxing unit benefits financially from having farmland in its tax base.

Conversely, the same study said that for every \$1 that homeowners pay in taxes, they generally require about \$1.69 in services.

Of course the numbers above may not reflect Bedford Twp., but illustrate a point.

2. There is tremendous emphasis on food quality, food safety and locally grown foods. In the state of NY, locally grown food sold in NYC means food that was actually grown in Buffalo, an 8 hour trip. think consumers in this area want food grown much closer than that! The number of small acreage farmers, who can raise fruits and vegetables is actually increasing in number in Monroe County. And there are several local small farms now run by "younger" farmers.

Bedford Twp has some of the largest and the smallest farmers in Monroe County. Both contribute to the local economy and taxes. Lennards may not increase in size in Bedford Twp, but the number of small acreage farms probably will. Part of this is due to developers renting some unused land to farmers in exchange for weed control and income. You can grow well over \$1,000 worth of crops from just one acre, so having a few acres can still be worthwhile to someone who wishes to do some farming and grow some vegetables. And the USDA has financial incentives to help young farmers get started.

3. However, because Bedford is the most populated township, I think ag should have at least two zoning classifications. Perhaps one for "general" ag, and another zoning for "intensive" agriculture. Intensive could be a livestock farm or a vegetable processing operation. The intensive zoning helps alert anyone wishing to live or locate nearby that there may be more dust, noise, odors, flies, machinery, etc. This could be somewhat similar to someone wishing to locate next to StoneCo on Sterns (Whiteford Twp), or a factory that operates more than one shift.

4. Open space. Homeowners may enjoy having a farm field beyond their back yard, rather than a Walmart parking lot. This feeling of open space is associated with the fact that farmers are having plants grown and people can enjoy the seasons associated with the crops.

If the Twp wishes to meet with some local farmers, let me know. I am sorry I cannot be at your meeting next Monday, but I am already

committed to an Ag Advisory Council meeting. We are planning a Farm Visit Day (Sept 13) and the Ag Banquet (Dec 8).

If you need anything else, please let me know. Best wishes, Ned

Quoting Royce Maniko <RManiko@manniksmithgroup.com>:

> Ned-As per our telephone conversation, would it be possible to mail
> me the status of agriculture in Bedford Twp. i.e.; Largest Family farm
> in the County, locally grown food, etc. Also, discuss the future of
> farming in Bedford with the Ag investment that has just taken place
> and maybe suggest a meeting to discuss with the active farmers in
> Bedford of what they think.

7.B

Economic Development Component (DRAFT)

Community Planning and Outreach

An updated master plan is essential the types of development a community desires and where the development should be targeted. Coordination between the master plan and localized improvement plans is important. The plans should identify and engage key stakeholders with actionable items and benchmarking. The public should be included on a continual basis in order to achieve more acceptable decisions.

Goal: Develop individual community development plans for each neighborhood in township with public input. Temperance, Lambertville, Samaria

1. Designate growth areas for commercial activity appropriate to master plan and zoning ordinances
2. Foster development and feedback by conducting local business survey
3. Identify Federal and State support programs to benefit the objective
4. Work with marketing group to develop identity and marketing plan.

Development Review Process

Community leaders can create an inviting development climate by simplifying and clarifying policies, increasing efficiencies and operating in a transparent manner. Well documented plans and policies will create a smooth and predictable experience. Development information and applications should be updated regularly, provide an overview of processes and be readily available online.

Goal: Streamline development review process while maintaining applicable statues and include public comment

1. Ensure governing body understands roles and responsibilities and implement training where applicable with ZBA, Planning Commission and other review boards
2. Identify project point person to act as a liaison and perform intake responsibilities.

3. Maintain relationship with County BDC for economic development services and assist with annual updating of county streamlining guide
4. Seek to obtain customer feedback on site plan approval and permitting process to determine any changes that should be made

Recruitment and Education

Diversity on boards and commissions should be encouraged to ensure a wide range of perspectives. Adequate training on land use and development issues should be conducted with planning commissioners, zoning board and governing staff to ensure more informed decisions and efficient functioning for development.

Goal: Develop key community personnel

1. Provide an orientation packet to all incoming office holders which include clear responsibilities and all necessary forms to perform job functions.
2. Make sure personnel replacement applications are readily available online
3. Set aside moneys into a training budget for Township staff and appointed positions
4. Hold annual collaborative work sessions to review planning and economic development benchmarks

Development Ready Sites

To encourage development, communities should have a vision for priority sites. Investment should be encouraged and communities should actively package and market the chosen sites for development.

Goal: Identify 2 industrial sites to get to development ready status, taking into account regionalization efforts and trends in development

1. Identify gaps in infrastructure that need to be repaired
2. Identify desirable industry clusters that meet the communities wants and needs
3. Identify State and Federal funding sources
4. Work with the Monroe County BDC for marketing and promotion of sites
5. Research the feasibility of developing a second business park in the area

Community Prosperity

A community should identify goals and actions that strengthen its overall economic health. An Economic Development Strategy will provide initiatives and methods to tap into opportunities for economic expansion and help create a sustainable community.

Goal: Community should develop a CEDS

1. Should be part of the master plan
2. Identify unique opportunities and challenges in a SWOT analysis
3. Take the Regionally developed CEDS into consideration