

Minutes
Bedford Township Master Plan Steering Committee
Meeting July 21, 2014
7:00 p.m.

Present:

John Kreuchauf, Samaria Heritage Committee
Karen Fischer, Economic Development Corporation
Brad Greeley, Board of Zoning Appeals
Korleen Bialecki, Planning Commission
Dennis Jenkins, Planning Department
Gene Stock
Joyce Blanton, Downtown Development Authority

Excused: None

Also Present:

Trudy Hershberger, Township Clerk
Karen Kincaid, Planning Department
Barry Buschmann, Mannik & Smith
Royce Maniko, Mannik & Smith
Glenn Grisdale, Reveille
Bill Pearsall
Mike Sprott
Doug Vandergrift

Bialecki called the meeting to order at 7:00 p.m. Kincaid called the roll. Quorum present. Bialecki also mentioned that a letter was received from Jason Sheppard, commercial realtor with his comments on the master plan process.

APPROVAL OF THE AGENDA

Stock asked that the agenda be amended to add as 5.A – Comments from realtors. Motion by Stock supported by Jenkins to Approve the Agenda of July 21, 2014

COMMENTS FROM REALTORS

Stock discussed the need to obtain input from the commercial/industrial realtors as well as commercial developers. Stock introduced Mike Sprott and Doug Vandergrift and asked for their input.

Mike Sprott spoke regarding his opinion that the township was inconsistent in enforcing the Master Plan and zoning ordinances. Mr. Sprott also added that he has difficulty in finding affordable rental properties in Bedford for his clients.

Doug Vandergrift spoke about difficulty in selling parcels that are non-conforming. He feels that the zoning ordinance concerning the inability to rebuild a nonconforming structure if it is damaged by more than fifty-one percent.

Bill Pearsall also spoke to the issue of affordable rental properties.

APPROVAL OF THE MINUTES OF June 16, 2014

Stock asked that the minutes be amended to reflect his wording to the invitation as “invite commercial/industrial realtors and real estate developers”. Motion by Stock, supported by Jenkins to approve the minutes. Motion carried.

OLD BUSINESS

6.A - Update on Committee Member Photographs.

Grisdale thanked the members for their cameras and said he may contact them for clarification of the photographs taken.

6. B - Survey Update

Mr. Grisdale presented an update on the status of the community survey saying that so far 233 surveys have been submitted. Mr. Grisdale distributed copies of the preliminary survey results and reviewed each section.

6. C - Goals and Objectives

Maniko discussed the review of the goals and objectives and asked for comments from the committee members. It was generally decided that the goals and objectives from the existing master plan were confusing and difficult to understand. This issue will be developed as comments are received during the public workshops.

NEW BUSINESS

7.A - Introduction To The Master Plan Process.

Royce Maniko discussed the handout that was distributed and it was decided to place the item on the website.

8. PUBLIC COMMENT

There was no public comment.

9. INFORMATION/STAFF COMMENT

INFORMATION

The next meeting will be held on August 18, 2014 at 7:00 p.m.

Master Plan Steering Committee
July 21, 2014
Page 3

ADJOURNMENT

The meeting was duly adjourned at 8:45 p.m.

Respectfully Submitted,

Dennis Jenkins
Recording Secretary