

Time Line of Newspaper Articles Concerning the Bedford Partners vs Bedford Township

Albring case comes to an end

Publication: Bedford Now

Publish Date: **December 26, 2009**

In October, the Bedford Township Board of Trustees decided not to seek any further legal action in the Bedford Partners LLC case. After more than two years, the township learned in September that its request to overturn a 2007 decision was denied. A three-panel judge for the Michigan Court of Appeals denied the township's request to overturn the decision. In March, 2007, Monroe County Circuit Judge Michael W. LaBeau ruled that the township must rezone 80 acres of land.

Township rejects pursuit of Albring case

Author: Danielle Portteus danielle@bedfordnow.com

Publication: Bedford Now

Publish Date: **October 24, 2009**

A court of appeals decided to let stand an order forcing the rezoning of farmland off Temperance Rd. to residential use, and the board of trustees voted to stop legal action in the case. Bedford Township will not seek any further legal action in the Bedford Partners LLC case. At its Oct. 6 meeting, Larry O'Dell, trustee, made a motion to "not pursue additional litigation against Bedford Partners." The motion was approved

Court: Bedford Partners ruling stands

Author: Danielle Portteus dportteus@monroenews.com

Publication: Monroe Evening News

Publish Date: **September 24, 2009**

Developers of a proposed subdivision off Erie Rd. intend to go ahead with their plans once the housing market improves. BEDFORD TOWNSHIP — After more than two years, Bedford Township finally learned the results of its request to overturn a 2007 decision in favor of Bedford Partners, LLC. A three-panel judge for the Michigan Court of Appeals denied the township's request. In March, 2007, Monroe County Circuit Judge Michael W. LaBeau ruled in favor of Bedford Partners.

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Bedford is risking too much with appeal (EDIT)

Publication: Monroe Evening News

Publish Date: **June 9, 2007**

Bedford Township's zoning challenges are again in court. The township board has decided to appeal a March ruling by Monroe County Circuit Court Judge Michael W. LaBeau that allowed a 450-home subdivision called Albring Farms through the rezoning of 80 acres from agricultural to residential. On the surface, it might seem reasonable that township board members ought to be able to maintain agricultural zoning when they want to.

Bedford appealing Albring Farms ruling

Author: By Joshua Kennedy

Publication: Monroe Evening News

Publish Date: **June 4, 2007**

Bedford Township has filed with the Michigan Court of Appeals requesting reconsideration of Monroe County Circuit Judge Michael W. LaBeau's ruling against the township. "He's a wonderful judge," Clerk Robert Schockman said. "I hold him in nothing but the highest regard. I think he made an error, is all." The judge, after a three-day bench trial in March, found in favor of Bedford Partners.

Board to decide by Monday appeal in Albring Farms case

Author: By Joshua Kennedy Evening News staff writer

Publication: Bedford Now

Publish Date: **May 18, 2007**

Bedford Township has until Monday to decide whether to appeal its March loss in the Albring Farms case. The township board went into closed session Tuesday to discuss its position regarding the 450-home subdivision and the case it lost in Monroe County Circuit Court. Judge Michael W. LaBeau ruled against the township in that trial. Specifically, the judge found that the township's actions not to rezone from agricultural to residential 80-acres of landlocked property was not proper.

Mum's the word on Bedford appeal

Author: By Joshua Kennedy Evening News staff writer

Publication: Monroe Evening News, (MI)

Publish Date: **May 16, 2007**

BEDFORD TOWNSHIP -- The Bedford Township Board isn't sure whether to appeal its March loss in Monroe County Circuit Court. The board went into closed session Tuesday to discuss its position regarding the proposed 450-home Albring Farms subdivision, which in March was the subject of a three-day trial. Circuit Judge Michael W. LaBeau ruled against the township in that trial. Specifically, the judge found that the township's actions improper.

Judge rules against Bedford

Author: By Joshua Kennedy Evening News Staff Writer

Publication: Monroe Evening News

Publish Date: **March 1, 2007**

Bedford Township has lost its fight in Monroe County Circuit Court over the zoning of 80 acres of farmland off Erie Rd. Judge Michael W. LaBeau Wednesday ruled that the township's decision to deny a requested rezoning of that landlocked property - sandwiched between the Village Meadows subdivision off Temperance Rd. and another already residentially zoned 80 acres to the north - was unreasonable.

Witnesses: Bedford able to withstand subdivision's impact

Author: By Joshua Kennedy Evening News staff writer

Publication: Monroe Evening News, The (MI)

Publish Date: **February 28, 2007**

The second day of testimony in the Bedford Partners development company lawsuit against Bedford Township included a string of expert testimony about whether the township can accommodate a 450-home subdivision. Expert planner David Birchler, who also testified against the township in its recent legal battle with Whitman Ford Co., said adequate services are available for the proposed development. "This is a very appropriate place for this type of development.

Master plan under fire in Bedford Partners trial

Author: By Joshua Kennedy Evening News staff writer

Publication: Monroe Evening News

Publish Date: **February 27, 2007**

Day one of Bedford Township's latest exploits in Monroe County Circuit Court seemed strikingly familiar. Within minutes of commencing the 9 a.m. bench trial in Judge Michael A. LaBeau's courtroom, Susan Friedlaender, the attorney representing development company Bedford Partners LLC in its lawsuit against the township over denied rezoning, decried the township's master plan. The same document was relentlessly pursued and called into court.

Another Bedford Township land-use lawsuit trial to begin Monday

Author: By JOSHUA KENNEDY Evening News staff writer

Publication: Monroe Evening News

Publish Date: **February 24, 2007**

As winter months go, the frozen month of February may seem particularly grueling on Bedford Township, which Monday finds itself back in Monroe County Circuit Court defending itself in yet another land-use lawsuit. This time the battleground will be Judge Michael W. LaBeau's fourth-floor courtroom, and the township's attorneys will be sparring with former Raisinville Township Supervisor Mark Brant's Bedford Partners development company

Bedford Township to study costs to repair Erie Rd., impact of new subdivision

Author: By JOSHUA KENNEDY Evening News staff writer

Publication: Monroe Evening News

Publish Date: **October 4, 2006**

BEDFORD TOWNSHIP - Sometimes when you want something done, you've just got to do it yourself.

That was the rationale Tuesday night behind a Bedford Township Board action that will have the township spend up to \$4,000 for an engineering study of Erie Rd. between Lewis Ave. and Crabb Rd. "We're going to be taking an inventory of the road," Trustee Dennis Steinman said before the board unanimously approved a contract with Mannik

Dealing with growth

Author: By CHARLES SLAT ctslat@monroenews.com

Publication: Monroe Evening News

Publish Date: **October 3, 2006**

Increases in homes and population prompt quality-of-life concerns. TEMPERANCE -- Part of Dennis Phillips' business hinges on housing growth. Mr. Phillips, a Bedford Township resident, owns Phillips Pro Audio, a supplier of audio and visual products to homes and businesses. By all rights, he should be thrilled that Bedford Township for years has led the county in housing growth. So why is there a "Stop the Madness! No More

Bedford's talks with developers continue

Author: By JOSHUA KENNEDY Evening News staff writer

Publication: Monroe Evening News

Publish Date: **September 19, 2006**

The Bedford Township Board's tentative preliminary plat approval last week of the proposed Albring Farms subdivision off Erie Rd. did not end the discussions about the development. Rather, the 6-1 vote merely moved the proposal - which has been back and forth between the board and its planning commission for months and is also the motivation behind a lawsuit in Monroe County Circuit Court - onto the next step. That includes meetings between development company and Bedford Township.

Bedford, developer agree to terms for subdivision

Author: By Evening News staff

Publication: Monroe Evening News

Publish Date: **September 6, 2006**

Bedford Township and Bedford Partners LLC have reached an agreement that further paves the way for a new subdivision to be built off Erie Rd. The township board voted 6-1 Tuesday to accept an agreement that was worked out in court last week between the township and the developer. "We kind of met halfway," Supervisor Walt Wilburn said. The new agreement requires the developer to build a second public access road after plats one and two.

Albring Farms court date pushed back

Publication: Monroe Evening News

Publish Date: **August 24, 2006**

A tentative court hearing on the proposed Albring Farms subdivision in Bedford Township has been rescheduled. Mark Brant of Bedford Partners development firm was slated to argue his case for a writ of mandamus before a Monroe County Circuit Court judge Friday, but the court has pushed the date back to Oct. 6. "I'm very disappointed," Mr. Brant said of the delay. Mr. Brant's company is hoping to develop an existing farm into a housing development.

Albring Farms developers given conditional okay

Author: By JOSHUA KENNEDY Evening News staff writer

Publication: Monroe Evening News

Publish Date: **August 16, 2006**

BEDFORD TOWNSHIP - The controversial Albring Farms subdivision was given the go-ahead nod by the Bedford Township Board Tuesday - sort of. The board approved the preliminary plat in a 5-1 vote, but included three pages of conditions Bedford Partners, the developer, must meet for the 198-home subdivision can go forward. Included among the conditions is the addition of a secondary access point off Erie Rd. "You understand what just happened?"

Albring Farms back on Bedford board agenda

Author: By JOSHUA KENNEDY Evening News staff writer

Publication: Monroe Evening News

Publish Date: **August 10, 2006**

BEDFORD TOWNSHIP -- The Albring Farms development off Erie Rd. once again will be fodder for conversation at Tuesday's Bedford Township Board meeting. The Bedford Township Planning Commission recommended tentative preliminary plat approval of the controversial subdivision in a 4-2 vote Wednesday night and pushed the matter once again onto the township board's agenda, where it's been denied twice in the last few months.

Subdivision problems and proposed solutions

Publication: Monroe Evening News

Publish Date: **July 17, 2006**

Four issues prevented preliminary plat approval a month ago of the Albring Farms subdivision planned near Lewis Ave and Erie Rd. Mark Brant and Bedford Partners say they have since resolved the issues and now are asking for approval of the plans. Listed below are the problems and how Mr. Brant says they have been resolved: Access issues Problem: Bedford Township officials wanted two permanent entrances to the subdivision.

Bedford Partners plan denied

Author: By Stephanie Ariganello stephaniea@monroenews.com

Publication: Monroe Evening News

Publish Date: **June 21, 2006**

The Bedford Township Board turned down a preliminary proposal to build what could have been the largest development in Bedford. Bedford Partners, the development company, took a preliminary plat agreement before the board Tuesday night and were denied by a 6-0 vote. The plan proposed about 200 homes on 77.5 acres along Erie Rd. just east of Lewis Ave. on the site of the old Albring Farm. The development group includes Monroe County planning commissioner Mark Brant and Michigan