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**SUMMARY OF AMENDMENTS TO THE AGENDA**  
**Monroe County Planning Commission – March 11, 2015**

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6. **Correspondence and Information**

7. **Old Business:**

F. Monroe County Building Activities Report (DRAFT) – **Presentation**

G. Monroe County Planning Commission updated membership roster – **To be distributed**

8. **New Business:**

A. Consent Agenda: Additions

**Township Zoning Reviews**

200.1- 3-15-3                      Bedford Township (map)

This is an official request to change the zoning on a 16.41 acre parcel from PBO, Professional Business Office District to I-2, Light Industrial District. The proposed use for the property is a light industrial steel stamping plant. The site is located at the intersection of Telegraph Road (U.S 24), Smith Road and Crabb Road.

Recommendation:            Staff recommends that the Monroe County Planning Commission advise the Bedford Township Board that it recommends approval of the proposed zoning change request, as the rezoning is in agreement with the Monroe County Comprehensive Plan and with adjacent land uses so long as development does not occur within the floodplain of the Indian Creek, and for the other reasons stated above.

E. Monroe County Capital Improvements Program – **Committee Appointments**

10. **Committee Member's/Director's Report**

2015

(X) OFFICIAL ( ) UNOFFICIAL

# TOWNSHIP ZONING REVIEW

## Monroe County, Michigan

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### MEMORANDUM

**DATE:** March 11, 2015  
**TO:** Monroe County Planning Commission  
**FROM:** Staff  
**SUBJECT:** Case #200.1-3-15-3

**TOWNSHIP:** Bedford  
**SECTION/P.C.:** 35  
**AERIAL PHOTO #**2010

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### SUBJECT

**Request:** This is an official request to change the zoning on a 16.41 acre parcel from PBO, Professional Business Office District to I-2, Light Industrial District.

**Purpose:** The proposed use for the property is a light industrial steel stamping plant.

**Location:** The site is located at the intersection of Telegraph Road (U.S 24), Smith Road and Crabb Road.

### EXISTING SITE CHARACTERISTICS

**Area:** The parcel has an area of 16.41 acres.

**Current Land Use:** The site is undeveloped.

**Surrounding Land Use:**  
North: Agricultural  
South: Manufactured Housing Park  
East: Rural Residential; Light Industrial  
West: Undeveloped; Single-Family Residential

**Surrounding Zoning:**  
North: AG, Agricultural  
South: C-3, General Business  
East: AG, Agricultural; I-2, Light Industrial  
West: RM-2, Multiple Family Residential

**Floodplain:** A significant part of the northern and eastern portion of the property is located in the floodway and floodplain of Indian Creek.

### TOWNSHIP PLANNING COMMISSION ACTION

The Bedford Township Planning Commission voted to recommend approval of the rezoning at a meeting held on February 25, 2015.

## **APPLICABLE PLANS AND POLICIES**

Monroe County Comprehensive Plan (2009) – Open Space  
Bedford Township Master Plan (2003) – Light Industrial

## **REQUEST**

This is an official request to change the zoning on a 16.41 acre parcel from PBO, Professional Business Office District to I-2, Light Industrial District.

## **EXISTING & PROPOSED ZONING**

The PBO, Professional Business Office District, is designed to accommodate uses such as offices, banks and personal services. Principal uses permitted in this district include office buildings, medical clinics, hospitals, banks, personal service establishments, parking lots, mortuary establishments, churches and child care centers.

The I-2, Light Industrial District, is intended to accommodate wholesale activities, warehouses and light industrial activities whose effects are restricted to the area of the district. Principal uses permitted include storage facilities for building materials, greenhouses and child care centers. Uses subject to special approval include lumber and planing mills, kennels and fireworks. All light industrial uses permitted in the I-1 District would also be allowed in the I-2 District, including the use proposed by the applicant.

## **SURROUNDING USES**

To the north of the property is agricultural land. To the south is a manufactured housing community. To the east across Telegraph Road is a light industrial facility as well as a small house set back from the road. To the west is a patch of undeveloped land and to the west of that is a single-family residence located on Smith Road.

## **RELATIONSHIP TO PUBLIC PLANS AND POLICIES**

The site is served by both public sewer service and public water service. The site is located at the junction of a state trunkline, Telegraph Road, a minor arterial, Smith Road and Crabb road, a local road. Telegraph Road in this location has an average daily traffic of about 12,500 vehicles. Smith Road has an average daily traffic of about 7,400 vehicles, and Crabb Road has an average daily traffic of about 3,100 vehicles.

The Monroe County Comprehensive Plan designates this property as Open Space. This designation is a result of a large portion of this property being located in the floodplain of Indian Creek. Thus, the designation is contrary to the County Plan in the portion of the property that is located in the floodplain, but is not necessarily contrary in the portion of the property that is located outside of the floodplain.

The Bedford Township Master Plan designates this property as Light Industrial. This designation is in agreement to the proposed rezoning.

## **PLANNING ANALYSIS**

The property is located just west of a major industrial area along Telegraph and Lavoy roads. Much of the land to the north along Telegraph Road is designated as Industrial on the County's Future Land Use

Map already. However, the designation on this property is Open Space mainly due to the existence of the Indian Creek floodplain. Otherwise, this property would be ideally suited for an industrial development. The site is already zoned PBO, Professional Business Office so, while preserving as much of the site as possible as open space would be ideal, the property owner can already develop on the site by right.

The newly approved FEMA floodplain maps detail two different designations in the 100-year floodplain on this property. The maps indicate a floodway area as well as a general floodplain area. The floodway is defined by FEMA as an area, usually immediately adjacent to a waterway, in which if development occurs the floodplain would be fundamentally altered. The floodplain area, on the other hand, is an area which, although it is located in the 100-year floodplain, encroachment into this area would not result in a fundamental alteration of the floodplain.

FEMA developed these categories knowing that many communities do place developments in their floodplains and that, if such development occurs, it should have as minimal impact as possible when it comes to altering the floodplain. The applicant has already stated that he is working with a surveyor when it comes to any future development for the property. As such, Staff recommends that the Township ensure that any future development on the site is placed outside of the floodplain as much as is reasonably possible, and that development should not occur at all in the floodway area of the northeastern portion of the site. As most of the site remains outside of the floodway, development on the site could still reasonably occur.

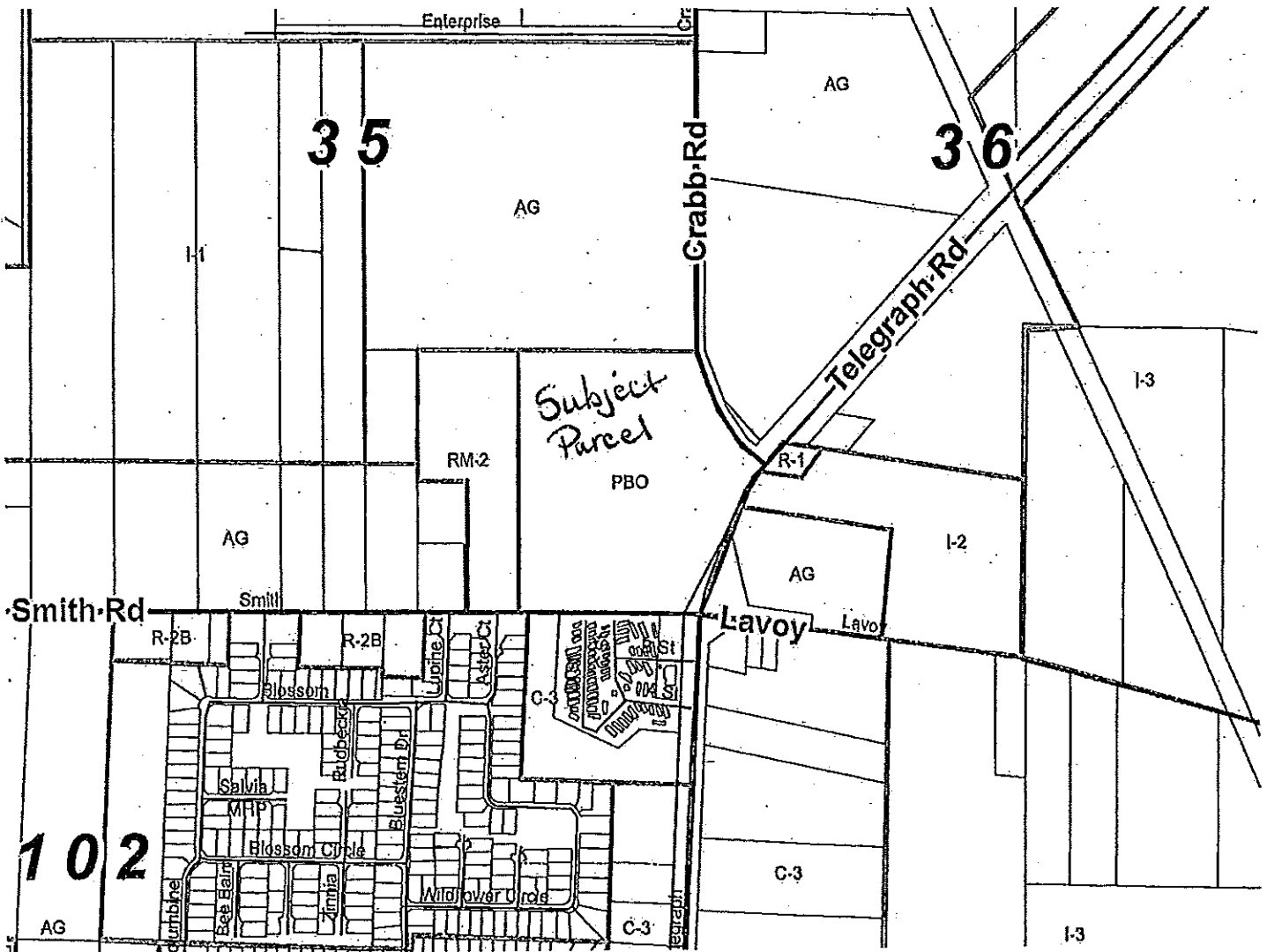
As for upzoning the site to I-2 from PBO, Staff feels that the impact to neighboring properties if this site is rezoned would be minimal. The site is located at a major intersection in the Township along a state trunkline and potential access points would need to be worked out with MDOT and the County Road Commission. The residential property to the west is already screened by trees, and a three-foot high wall or landscape would be required along Smith Road in order to screen the property from the manufactured housing to the south. The size of the property is such so that only a small-scale industrial facility is likely to be developed and thus the impact of truck traffic would most likely be minimal to neighboring properties.

While it is essential that the developer work with the Township and with a surveyor to ensure that this property is developed in a manner that does not negatively impact the floodplain of Indian Creek, Staff does not have any other issues with rezoning of this property to I-2 and feels that an industrial site in this location would positively impact economic development in southern Monroe County.

#### **RECOMMENDATION**

Staff recommends that the Monroe County Planning Commission advise the Bedford Township Board that it recommends approval of the proposed zoning change request, as the rezoning is in agreement with the Monroe County Comprehensive Plan and with adjacent land uses so long as development does not occur within the floodplain of the Indian Creek, and for the other reasons stated above.

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**BEDFORD TOWNSHIP EXISTING ZONING MAP**

<b>R-1</b>	R-1 One-Family Residential (15,000 sq. ft.)	<b>AG</b>	AG Agricultural
<b>R-2A</b>	R-2A One-Family Residential (10,000 sq. ft.)	<b>PBO</b>	PBO Professional Business Office
<b>R-2B</b>	R-2B One-Family Residential (10,000 sq. ft.)	<b>C-1</b>	C-1 Local Business
<b>R-3</b>	R-3 One-Family Residential (7,200 sq. ft.)	<b>C-2</b>	C-2 Shopping Center Business
<b>RT</b>	RT Two-Family Residential	<b>C-3</b>	C-3 General Business
<b>RM-1</b>	RM-1 Multiple Family	<b>I-1</b>	I-1 Planned Industrial Park
<b>RM-2</b>	RM-2 Multiple Family	<b>I-2</b>	I-2 Light Industrial
<b>RME</b>	RME Elderly Housing	<b>I-3</b>	I-3 General Industrial
<b>MHP</b>	MHP Mobile Home Park	<b>P-1</b>	P-1 Vehicular Parking
		<b>PUD</b>	PUD Planned Unit Development

**TOWNSHIP ZONING REVIEW**

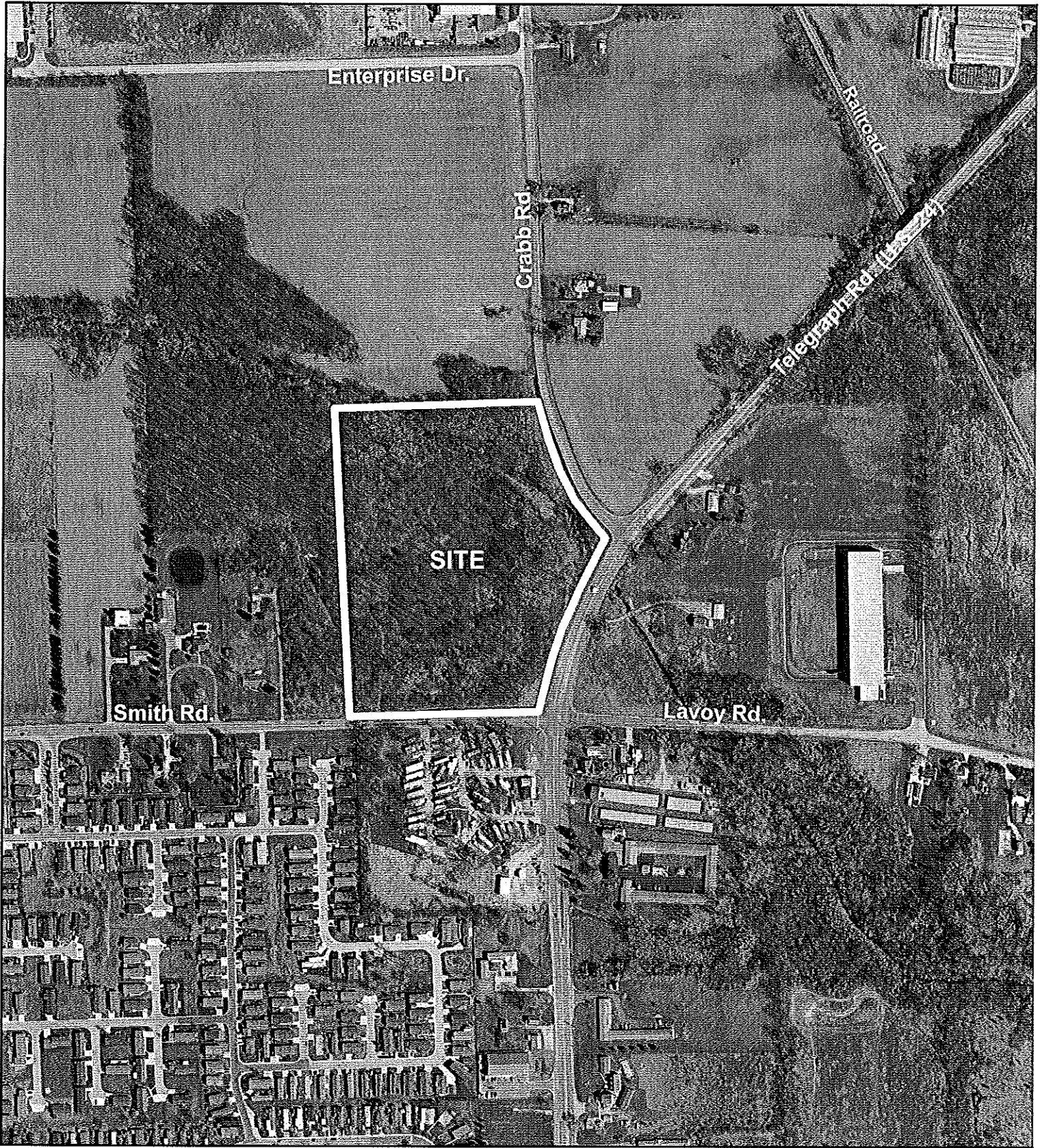
Monroe County Planning Commission

**FROM: PBO, PROFESSIONAL BUSINESS OFFICE**  
**TO: I-2, LIGHT INDUSTRIAL**

**TOWNSHIP: BEDFORD**

**DATE: 3/11/15**

**CASE #: 200.1-3-15-3**



## Township Zoning Review

Monroe County Planning Commission

FROM: PBO, Professional Business Office  
TO: I-2, Light Industrial

TOWNSHIP: Bedford  
DATE: 3/11/2015  
CASE #: 200.1-3-15-3

2015

MONROE COUNTY PLANNING COMMISSION

**CHAIRMAN** Name: Mary K. Webb (1/1/89 - 12/31/2015)  
Res. Address: 4167 Post Rd., Newport 48166  
Res. Phone: 734-586-2993 (marywebb@centurytel.net)

**VICE-CHAIRMAN** Name: Herbert Smith (2/97 - 12/31/2017)  
Res. Address: 628 Morocco Rd., Temperance 48182  
Res. Phone: 734-269-6529 (farmerherb81@yahoo.com)  
Cell Phone: 419-346-2462

**SECRETARY** Name: Mark Brant (1/1/01 - 12/31/2015)  
Bus. Address: 4929 Bluebush Rd., Monroe 48162  
Bus. Phone: 241-4621 (mbrant@gmail.com)  
Cell Phone: 734-735-7799

**MEMBER** Name: Scott Assenmacher (1/1/13 - 12/31/2016)  
Bus. Address: 840 S. Telegraph Rd., Monroe, MI 48161  
Bus. Phone: 734-240-5143  
Cell Phone: 734-755-8274 (sassenmacher@mcrc-mi.org)

**MEMBER** Name: Rebecca Curley (1/2010 - 12/31/2017)  
Res. Address: 16990 Dixon Road, Petersburg, MI 49270  
Home Phone: 734-279-1350  
Work Phone: 734-827-8916 (curleyr@trinity-health.org)

**MEMBER** Name: Dan Brooks (1/1/13 - 12/31/2015)  
Res. Address: 1554 Eaton Dr., Monroe, MI 48162  
Cell Phone: 313-610-6279 (dgb1969@comcast.net)

**MEMBER** Name: Floreine Mentel (9/9/04 - 12/31/2016)  
Res. Address: 1731 Roman Dr., Monroe 48162  
Res. Phone: 242-2103 (floreinementel@sbcglobal.net)  
Cell Phone: 734-735-8638

**MEMBER** Name: Dr. Patrick F. Miller (8/1998 - 12/31/2015)  
Res. Address: 2847 N. Custer, Monroe 48162  
Cell Phone: 734-652-0062 (millerpf@hotmail.com)

**MEMBER** Name: Mike Sperling (11/28/07 - 12/31/2016)  
Res. Address: 7070 S. Custer Rd., Monroe 48161  
Cell Phone: 734-497-0931 (smikeimo@aol.com)

**MEMBER** Name: Larry J. See, Jr. (3/2015 - 12/31/2016)  
Res. Address: 1877 Spaulding Rd., Monroe, MI 48162  
Res. Phone: 734-735-5526 (seelarry@charter.net)

**MEMBER** Name: Gary Wilmoth (3/2015 - 12/31/2015)  
Res. Address: 3635 Luna Pier Rd., Erie, MI 48133  
Res Phone: 734-848-2970 (gwilmothdist7@gmail.com)

**MEETINGS HELD:** 2nd Wednesday of each month, 7:30 p.m., Committee Room, Courthouse