CALHOUN COUNTY
Office of Community Development
Parks & Recreation – GIS – Planning – Economic Development – Recycling
315 West Green Street, Marshall, Michigan 49068 – 269/781-0780

August 29, 2023

Joyce Feraco, Clerk
Bedford Charter Township
115 S. Uldriks Drive
Battle Creek, MI 49037

Dear Ms. Feraco,

The Calhoun County Planning Commission (CCPC), at a regular scheduled meeting held on August 28, 2023, took action to recommend the Bedford Charter Township Board of Trustees approve the Bedford Charter Township Master Plan, as presented. Discussion among the planning commissioners noted the comprehensive nature of the plan and the strong desire to remain rural.

A staff recommendation is enclosed for your review. If you should have any questions regarding the Calhoun County Planning Commission's recommendations noted above, or any other planning/zoning issues, feel free to contact the County Planning Department at 269/781-0817.

Sincerely,

Jennifer Bomba

Jennifer Bomba
Community Development Director

RECOMMENDED ZONING AMENDMENT FORM

These forms are to be used by the Township Planning Commission for submittal of proposed Township zoning/landuse changes to the Calhoun County Planning Commission (CCPC). The CCPC meets on the fourth Monday of the month. Please submit a completed amendment form by the third Monday of the month for placement on the CCPC Agenda.

Calhoun County Planning Department
315 West Green Street
Marshall, Michigan 49068

CCPC Case # 08-23-01

The Bedford Township Planning Commission has acted on the following proposed amendment and is forwarding it to the Calhoun County Planning Commission for recommendation:

A. **AMENDMENT (please use space below or attach a copy of the proposed changes)**

Draft Bedford Charter Township Master Plan.

TEXT AMENDMENTS: Please attach a copy of the current subject language along with a copy of the proposed language noting the differences between the two.
MAP AMENDMENTS: Please attach at least one copy of a map showing the subject property, citing existing zoning and master plan designations, dimensions and/or acreage of the property, and the proposed zoning and/or master plan designations.

_____Chairperson, or _____Secretary _____Date

B. **A PUBLIC HEARING** on the proposed amendment was held on the _____ day of _____, 2023.

C. **A NOTICE OF PUBLIC HEARING** was published on the _____ day of _____, 2023 in the _____ Newspaper which has general circulation in the Township.

D. **PLEASE ATTACH THE MINUTES OF THE TOWNSHIP PLANNING COMMISSION MEETING AT WHICH THIS CASE WAS CONSIDERED.**

RECOMMENDED ZONING AMENDMENT FORM

LOCAL PLANNING COMMISSION ACTION

The Chairperson of the Township Planning Commission certifies that at a meeting held on the _____ day of _____, 2023, the proposed amendment contained herein was acted upon as noted below.

- ☐ Recommended for Approval
- ☐ Recommended for Disapproval

CALHOUN COUNTY PLANNING COMMISSION ACTION

The Chairperson of the CCPC certifies that at a meeting held on the 28 day of August, 2023, the proposed amendment contained herein was acted upon as noted below.

- ☒ Recommended for Approval
- ☐ Recommended for Approval with Comment
- ☐ Recommended for Disapproval
- ☐ No Formal Action Taken

TOWNSHIP BOARD ACTION

The Chairperson of the Township Board certifies that at a meeting held on the _____ day of _____, 2023, the proposed amendment contained herein was acted upon as noted below.

- ☐ Approved
- ☐ Approves as Acted on by the CCPC
- ☐ Approved with Board Modification of the CCPC Action
- ☐ Tabled
- ☐ Denied
- ☐ Referred Back to the Township Planning Commission

_____ Township Clerk CCPC Case # 8-23-01

CALHOUN COUNTY
Planning Commission

STAFF REPORT

TO:	**Calhoun County Planning Commission**
FROM:	**Jen Bomba, Community Development Director**
MEETING DATE:	**August 28, 2023**
CCPC#:	**08-23-01**
TOWNSHIP:	**Bedford Charter Township**
APPLICANT:	**Bedford Charter Township**
REQUESTED ACTION:	**Township Master Plan**

Department Summary

The Bedford Charter Township Planning Commission, along with their Planning Consultant, has spent considerable time updating the Township Master Plan. The Plan includes a wealth of information that provides the foundation for future planning and land use decisions in the Township. As part of the planning process, public input was received through a community-wide survey. Responses to this survey were used to develop the goals, objectives and policies set forth in the Master Plan. The Appendix of the plan shares the responses to the public survey where Township residents express their desire to preserve natural areas, woodlands, and farmland, while encouraging commercial growth, especially new restaurants. When questioned about expansion of sewer and water utilities within Bedford Charter Township, respondents were split almost equally (128: Yes, 126: No) between support and no support. Residents agree that the Township should pursue more public transportation opportunities and when questioned about future housing in the Township, a significant number of respondents indicate a desire for senior housing options, no surprise given the demographics of the survey respondents (majority of respondents were 61 to 75 years of age).

The Master Plan establishes the following **Goals** as they relate to future land use within Bedford Charter Township:

- *Preserve the current rural residential and agricultural character of the Township;*
- *Protect the natural resources in the Township as a way to preserve a high quality of life;*
- *Minimize the development of scattered land uses which results in inefficient land usage and ultimately increases the costs of providing public services;*
- *Preserve the rights of property owners while maintaining the character of the Township; and*
- *Revitalize M-89 corridor to encourage targeted mixed-use development and harness economic growth.*

The Master Plan further establishes **Objectives** and **Policies** that will guide the Township in achieving their goals. These Objectives and Policies are broken into three categories: "Agricultural," "Residential" and "Mixed-Use." A common objective is to preserve the rural character of Bedford Charter Township and minimize adverse impacts to existing natural resources.

The following future land use categories are established:

- *Natural Preservation*
- *Extraction and Reclamation* – (Future remediation of some existing industrial uses)
- *Rural Residential, Agriculture and Open Space*
- *Rural and Neighborhood Residential*
- *Water Residential*
- *Manufactured Housing Development*

- *Mixed-Use* – (Residential, professional office, and commercial uses)
- *Enterprise* – (Combination of commercial and industrial)
- *Industrial*

Overall, the Bedford Charter Township Master Plan is a comprehensive document that, when followed, will provide for organized and efficient growth while maintaining the existing rural and open spaces that the Township is known for. The newly defined "Extraction and Reclamation" land use category is unique and will allow the Township to focus attention in those areas identified as needing additional resources in order to be redeveloped for an improved future use. Additionally, the new "Enterprise" land use category recognizes the ability for commercial and low impact industrial uses to co-exist and create economic opportunities for the Township.

The **Action Plan** prioritizes action items that will bring the Township's vision into reality. A proposed update of the Township Zoning Ordinance will be the first step in creating policy that will implement the goals established in the Bedford Charter Township Master Plan.

Department Recommendation
Community Development staff believe that the Bedford Charter Township Master Plan is a thorough and well thought out document. The plan reflects the community's desire to attract new commercial business while preserving the rural character of the community. Community Development staff recommend for adoption of the Bedford Charter Township Master Plan by the Bedford Charter Township Board of Trustees.

Attachments
Bedford Charter Township Master Plan 2023