



Charter Township of Bedford

Zoning Board of Appeals

August 2, 2022, Public Hearing Meeting

10:00 AM

1. Call Meeting to order
 - a. Pledge of Allegiance
2. Roll Call: Barry Beamish, Stasia Thorson, Anthony Roller, Claudia Brown, Karen Scullion
3. Approval of August 2, 2022 Agenda
4. Vote in New Chairperson
5. Public Comment for Agenda Items
6. Approval of the April 19, 2022, Meeting Minutes
7. Unfinished Business
 - a. None
8. New Business
 - a. Public Hearing for non-use variance for 21151 Adams Rd., 04-017-018-01.
 - b. Public Comment for Hearing
 - c. Zoning Admin Report
9. Public Comment Time
10. ZBA Member Time
11. Chair to announce meeting adjourned

Next Meeting TBD



Charter Township of Bedford

115 S. Uldriks Drive

Battle Creek, MI 49037-1165

Phone: 269-968-6917 Fax: 269-965-0908

www.bedfordchartertwpmi.gov

1. CALL MEETING TO ORDER- 5:29pm
 - a. PLEDGE OF ALLEGIANCE
2. ROLL CALL: (PRESENT) Stacy Greenwood, Stasia Thorson, Peter VanGoethem, Anthony Roller (ABSENT) Barry Beamish
3. APPROVAL OF APRIL 19, 2022 AGENDA: Motion to Approve Agenda-VanGoethm, Second-Greenwood, Voice Vote: Motion Carried
4. APPROVAL OF MARCH 15, 2022 MEETING MINUTES: VanGoethem, Second-Greenwood, Voice Vote: Motion Carried
5. UNFINISHED BUSINESS:
 - a. None
6. NEW BUSINESS:
 - a. None
7. Zoning Administrator Report:
 - a. Building and Zoning Administrator Dougherty provided information about a possible Livestock ordinance challenge that may arise in the near future. She also said to contact her if we would like login information for MTA training.
8. ZBA MEMBER TIME: No member discussion at this time. Building and Zoning Administrator Dougherty provided information about a possible Livestock ordinance challenge that may arise in the near future. She also said to contact her if we would like login information for MTA training.
9. CHAIR TO ANNOUNCE MEETING ADJOURNED: Chairman VanGoethem declared meeting adjourned at 5:40pm

Next Meeting TBD
Submitted by Stasia Thorson



Charter Township of Bedford
Zoning Board of Appeals
August 2, 2022, Public Hearing
10:00 AM

Good morning,

I received the attached application after the builder had begun work on the addition and before he had a building permit and did not wait for the permit or zoning approval, for a variance from the owner of 21151 Adams Rd. The homeowner would like to add an addition to their existing non-conforming pole barn. This property is zoned Agricultural so the side yard setback shall be 50 ft. There are no records at this time of when the barn was added or why it was allowed to be put 15 ft. from the property line.

The accessory building setbacks are as follows.

Article 14 Section 14.01 B. No detached accessory building shall be located nearer to a side lot line than the permitted distance for the principal building on the same lot.

This instructs the direction back to the Agricultural District Ordinance.

Article 4, Section 4.04 Regulations states:

2. Side Yards: least width of either yard shall not be less than fifty feet (50'); Except in the case of a corner lot where the side yard on the road or street shall not be less than sixty feet (60').

Article 17 Non-Conforming, Section 17.02 Nonconforming Building or Structures

No nonconforming structure may be enlarged or altered closer than the existing structure's front, side, or rear line. No nonconforming structure may be enlarged or altered if the existing structure's front, side, or rear line is closer than one-half (1/2) of the required setback for the district the structure is on. If the existing building had been built 25' from the side setback, then we could allow the addition, however, it was built within 15' of the setback.

In conclusion, the property owner has 5.360 Acres. They could build another barn that is in compliance elsewhere on the property, wanting to build this addition this close to the property line is not a hardship.

Thank you,



Kara Dougherty

Building & Zoning Administrator /
Deputy Supervisor
Bedford Charter Township

Phone: 269-965-9096

Email:

kara@bedfordchartertwpmi.gov

115 S. Uldriks Drive
Battle Creek, MI 49037

www.bedfordchartertwpmi.gov



CHARTER TOWNSHIP OF BEDFORD
REQUEST FOR VARIANCE

APPLICATION IS HEREBY MADE TO THE CHARTER TOWNSHIP OF BEDFORD
PLANNING COMMISSION FOR A VARIANCE.

REASON I WOULD LIKE TO ADD A 24' X 32'
ADDITION TO MY EXISTING POLE BARN

ARE THERE ANY DEEDED RIGHTS OR RESTRICTIONS ASSOCIATED WITH
PROPERTY? NO

I HAVE RECEIVED APPLICATION INSTRUCTIONS REGARDING THIS REQUEST
AND HAVE

SUBMITTED ALL DOCUMENTS AND INFORMATION AS REQUIRED.

I/WE THE UNDERSIGNED DO HEREBY GRANT PERMISSION TO THE MEMBERS
OF THE CHARTER

TOWNSHIP OF BEDFORD PLANNING COMMISSION AUTHORIZATION TO
CONDUCT SITE VISITS IN

CONJUNCTION WITH SUBJECT APPLICATION.

AT LOCATION: PARCEL NO. 04-017-018-01 21151 ADAMS RD

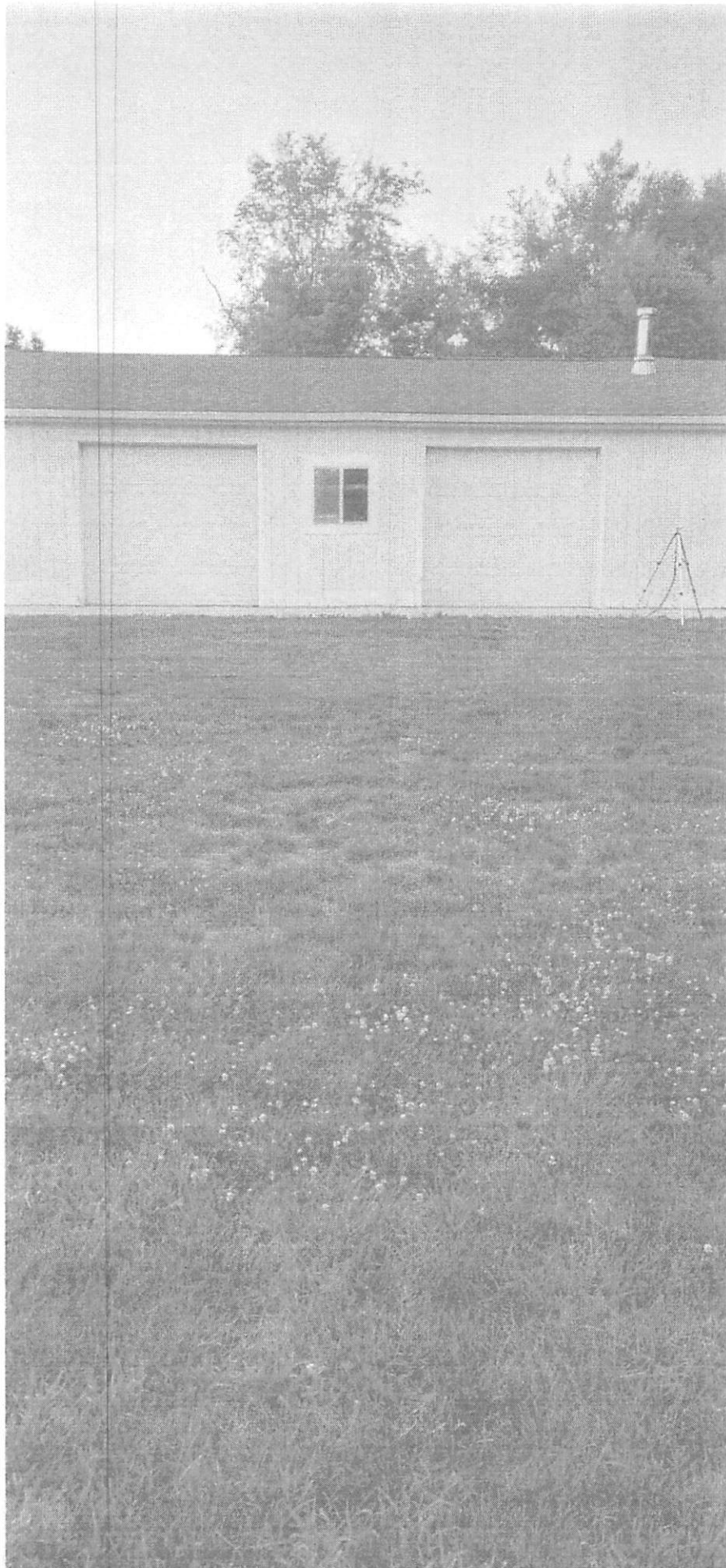
ASSESSMENT ROLL NUMBER: _____

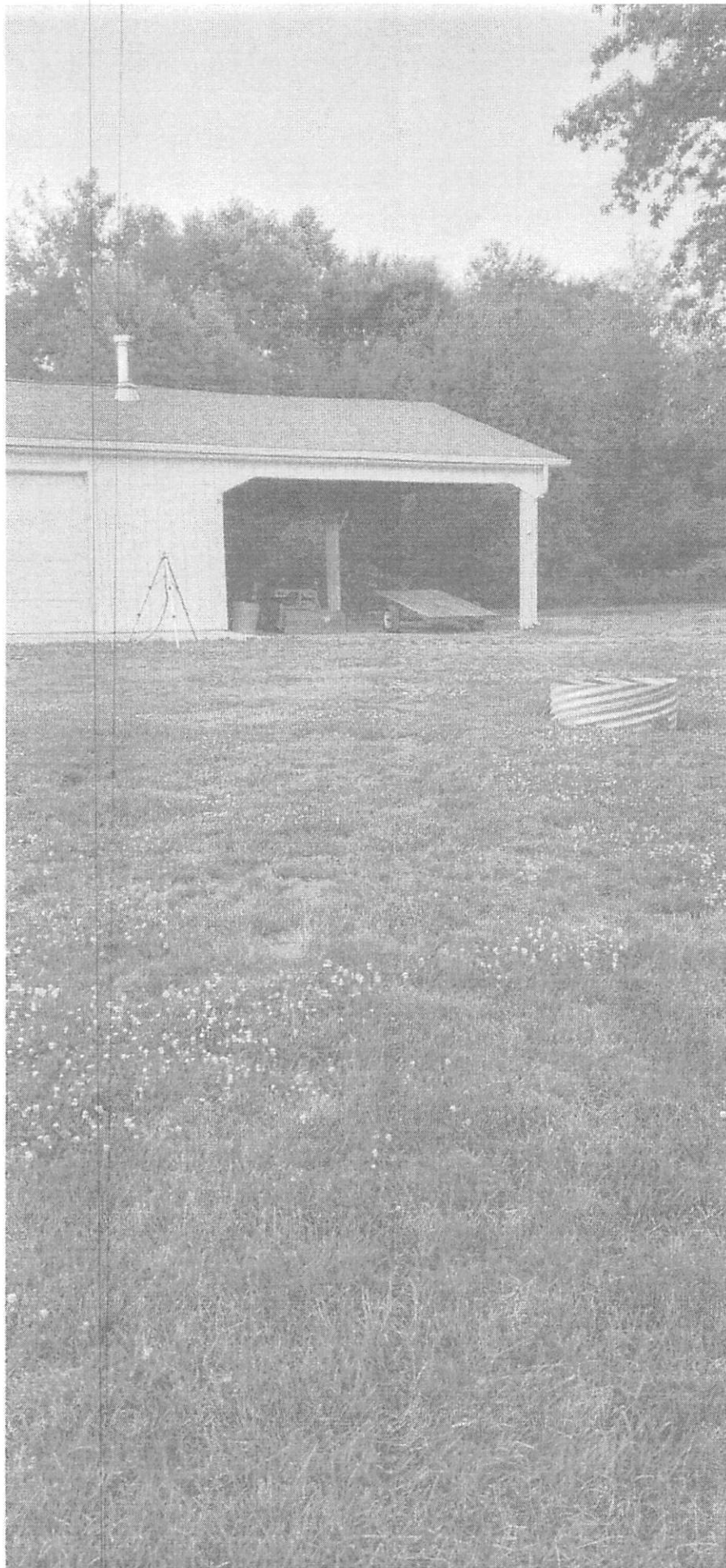
APPLICANT'S SIGNATURE Terry Purk

21151 ADAMS RD. BATHECREEK MI
ADDRESS CITY STATE
ZIP CODE 49017

269 209 9479
AREA CODE AND TELEPHONE NUMBER

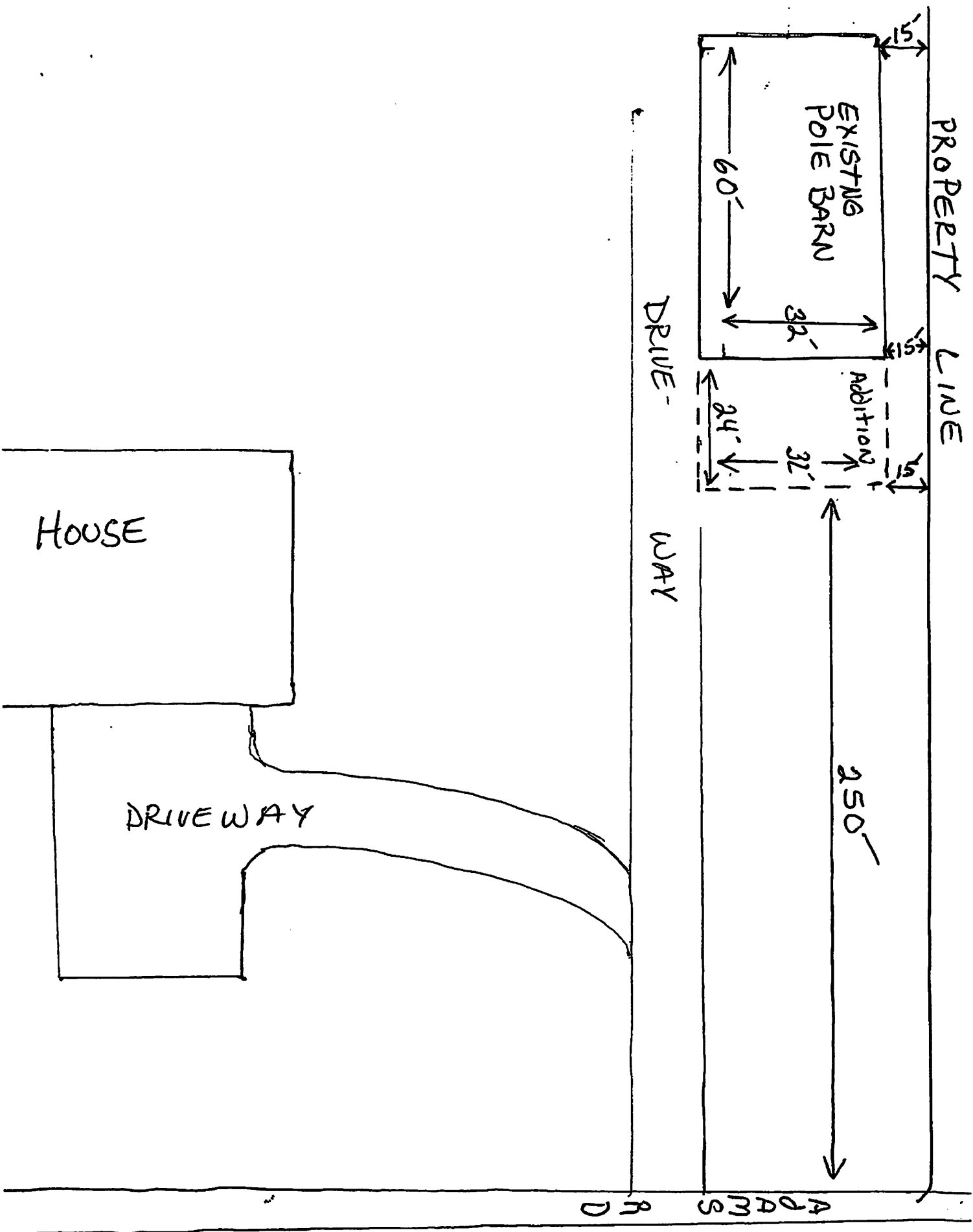
THE APPLICATION FEE IS NOT REFUNDABLE











10:22

11%



gosur.com



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Direction
29° (SW)

Speed
22 km/h

+ Info



Enter a address, city or country



Expedia

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INSTALL

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CHARTER TOWNSHIP OF BEDFORD
Zoning Board of Appeals
GUEST ATTENDANCE SIGNIN
DATE: August 2, 2022

Please include name and address for our reference.

NAME

ADDRESS

EMAIL

DEB SMITH 21108 KIRBY BLFS