

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIKS DRIVE
BATTLE CREEK, MICHIGAN,
PLANNING COMMISSION MEETING MINUTES
February 20, 2024

Call to Order: by Chairman, Mike Staib at 6:00 pm

Pledge of Allegiance administered by attending body.

Roll Call: Chairman Mike Staib, Commissioners: Barbara Jones, Shirley Tuggle, Tawney Wolters, Kevin Villadsen and. Five members present. Quorum present.

Absent: Stacy Greenwood and Claudia Brown

Approval of February 20, 2024 Agenda: It was moved by Commissioner Barbara Jones and seconded by Commissioner Tawney Wolters to approve the agenda as presented. Roll Call Vote: 5 in favor/0 opposed. Motion Carries.

Approval of January 23, 2024 Minutes: A motion was made by Commissioner Wolters to approve the minutes. The motion was seconded by Commissioner.

Roll Call Vote: 5 in favor/0 opposed. Motion Carries.

Liaison report: Trustee Greenwood absent.

Zoning Report: Building and Zoning Administrator: Cody McCarty

See submitted report

- Permit applications are beginning to pick up
- Answering questions regarding residential solar installations
- Working with Superintendent/Nightwatch on bringing current camera system up to livestream board meetings

Public Comment time on agenda items: 6:06 pm opened and closed at 6:06pm no comments.

Discussion of New Business:

a. Public Hearing

1. Amendments to Section 15.07 "Conditional Use Standards" sub-paragraph "N.N." titled. "Marihuana facility and recreational (Adult Use) marihuana establishment" of the Charter Township of Bedford Zoning Ordinance to include new general regulations, application and approval regulations: set

regulations for Adults Use Marihuana Retailers; Grower, Processor, Transporter, testing facility and Microbusinesses to provide for a savings clause, repeal, severability and an effective date.

2. Amendments Section 15.07 of the Charter Township of Bedford Zoning Ordinance, titled "Conditional Uses" to add new sub-paragraph "O.O." titled. "Medical Marihuana Facilities" by setting forth general regulations for medical marihuana grower, processor, provisioning centers, secure transporters, and safety compliance facilities to provide a saving clause repeal, severability, and an effective date.

It was moved by Commissioner Jones and seconded by Commissioner Wolters to open the public hearing.

Roll Call: Vote 5 in favor/0 opposed. Motion Carries.

Public Comment Time: Opened at 6:07pm

Community member stated support of Planning Commission and work on ordinances. Stated he appreciated the review of ordinances to protect residents and thanked commission for their work.

Public Comment Time Closed at 6:09 pm

Discussion:

- Reviewed buffer zones for medical and adult use. Commission deliberated and consulted the marijuana study provided and agreed on 500ft buffer for listed items #2 1-10.
- Review of buffer zone for growers. Commission noted that there was not one for growers in the draft ordinance. Commission deliberated different possibilities for buffer zone for growers 100ft, 250ft, 500ft. Commission agreed on a buffer zone of 250ft for growers to be added to the ordinance.
- Review of language for measurement of buffers for both Medical and Adult Use. Commission agreed after discussion to strike proposed language and change the measurement language to be from property line to property line.
- Commission agreed to strike highlighted area # 11 Section 2 in buffer zones for both Medical and Adult Use.
- Review of residency and security requirements for growers. Commission agreed to have the residency and security provisions the same for both Medical and Adult Use as listed in Letter F Medical use.
- Commission noted and requested changes of section numbers listed in drafts to reflect the correct numbers in reference to the Zoning Ordinance in both the Medical and Adult Use drafts.

Chairman Staib moved to recommend approval of the (2) two draft ordinances as revised to the Board. Second by Commissioner Jones.

Roll Call 5 in favor/0 oppose. Motion carries.

Discussion of Unfinished Business: Continued review of Zoning Ordinance, Section 3.02.

- Schedule of regulations. The commission reviewed section 3.032 of the zoning ordinance draft and deliberated with the following changes to the draft in regards to section 3.02.
- RRAOS Minimum lot size from 10 acres reduced to 2 acres. Minimum width in feet 400 reduced to 200. Side yard setback set to 25 ft and maximum lot coverage set to 25% from 30%.
- NR Maximum lot coverage to be reduced from 50% to 30 or 25 percent pending further discussion.
- LR district maximum structure height increased from 30' to 35'. Side yard set back reduced from 10' to 8' each side. Rear yard setback increased to 25' from 30'. Maximum lot coverage decreased from 80% to 50%.
- Enterprise District maximum structure height increased from 40' to 45'.
- Industrial District maximum structure height increase from 40' to 50'.

Future discussions in Zoning ordinance: Commercial Shooting Range, (outdoor, Commercial). Accessory buildings dwelling Mineral extraction, Outdoor Events.

Public Comment time: Open at 8:05 pm

Resident expressed interest in helping the commission gather information in regards to Commercial shooting ranges.

Closed at 8:06pm no comments.

Planning Commission Member Time:

Chairman Staib stated appreciation for the work of staff and consultants.

Chairman adjourned the meeting at 8:10pm

Next meeting March 26, 2024 at 6:00pm

Shirley Tuggle, Secretary