

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIKS DRIVE
BATTLE CREEK, MICHIGAN,
PLANNING COMMISSION MEETING MINUTES
April 23, 2024

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

Pledge of Allegiance administered to attending body.

Roll Call: Chairman Mike Staib, Commissioners: Barbara Jones, Shirley Tuggle, Tawney Wolters, Kevin Villadsen and Claudia Brown, six members present. Quorum present.
Absence-Approved Trustee Stacy Greenwood at MTA training

Approval of April 23, 2024 Agenda: It was moved by Commissioner Brown and seconded by Commissioner Wolters to approve the agenda as presented.
Roll Call 6 in favor/0 opposed. Motion carries.

Approval of March 26, 2024 Minutes: A motion was made by Commissioner Wolters to approve the minutes. The motion was seconded by Commissioner Brown.

Roll Call 6 in favor/0 opposed. Motion carries

Liaison report: Trustee Greenwood absent (MTA Training)

Zoning Report: Building and Zoning Administrator: Cody McCarty
Absent (MTA Training); See attached report

Public Comment time on agenda items: 6:03 pm opened and closed at 6:03 pm, no comments.

Discussion of New Business: McKenna Consultant

a. Review of Section 4:26 Outdoor Events Draft Zoning Ordinance

Considerations:

- Special land use or permitted use. Commission agrees on special land use.
- Add Industrial District to the table of districts that allows Outdoor Events with a Special Land Use Permit.
- Commission agrees to remove the minimum of 500 people that was proposed to require a special use permit. Commission agreed to change the language for venues that are operating on a continual. basis not only just one-time event. Wedding venues to be included in the language.
- Commission agreed to change the draft language of the heading of section 4.26 to include venues of both indoor and outdoor types.

- Consider community sponsored events.
- Minimum parcel size (3) acres to be discussed further upon review of street parking requirements.
- Commission to consider hours of operation for each Special Use application. The draft language of hours of operation will remain the same as minimum in the standards while consulting the noise ordinance for consistency.
- Commission to consider removing fencing requirement of 6 feet, pending legal counsel's opinion.
- Removal of the requirement for security guards.
- Commission agrees PC will do parking site visit. Commission requested that language be added to the parking section in the standards to allow the Planning Commission to approve alternate material and layout of parking areas.

B. Review of Section 16 Definitions Draft Zoning Ordinance

- Discussion: Commissioners are to review the provided examples in the packet and compare those to the Draft Ordinance. After review the commission will provide a list to McKenna for requested clarification.

C. Review of Sections 4,5,6, 8, 9 Draft Zoning Ordinance

- Commission noted several spelling and numerical corrections in reference to the section numbers listed within the draft. McKenna noted that they are continuing to go through the draft and correct those items.

D. Discussion of items for next meeting on 5/21/2024

- ADU's draft language will be provided for the next meeting.
- Review of Mineral Extraction draft language section 4.22 in the Draft Zoning Ordinance at May meeting.
- Shooting Range draft language to be provided at the next meeting.
- Review of parking and signs sections in the draft ordinance.

Public Comment Time: Opened at 7:47 pm and closed at 7:47 pm no comments

Planning Commission Member Time: Commissioner Brown noted more drafts coming on ADU's

Chairman adjourned the meeting at 7:52 pm

Next meeting May 21st, 2024 at 6:00 pm

Shirley Tuggle, Secretary