

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIKS DRIVE
BATTLE CREEK, MICHIGAN,
PLANNING COMMISSION MEETING MINUTES
May 21, 2024

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

Pledge of Allegiance administered to attending body.

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

Approval of May 21, 2024 Agenda: It was moved by Commissioner Brown and seconded by Trustee Greenwood to approve the agenda as presented.
Roll Call 6 in favor/0 opposed. Motion carries.

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

Roll Call 6 in favor/0 opposed. Motion carries

Liaison report: Trustee Greenwood

- Stated that the board will be reviewing the marijuana licensing agreement and marijuana zoning ordinance within the next few months.

Zoning Report: Building and Zoning Administrator: Cody McCarty
See attached report.

Public Comment time on agenda items: 6:09 pm opened

- Resident spoke on Zoning Ordinance draft- concerns of roadside stands, and parking requirements. Also, stated concerns of the draft language in section 5.05 keeping of animals.
- Resident spoke to confusion regarding chickens in the different zoning districts within the township.

Public Comment time closed at 6:15 pm

Discussion of Old Business:

- **Commercial Scale Outdoor Gun Range Ordinance**
Discussion from commission regarding minimum lot size of 40 acres being too big and language around noise not being specific enough.

Commission requested a parcel study to find out how many parcels within the RRAOS zoning district are 25 or 40 acres. Commission agreed to include the language drafted in the next draft of the zoning ordinance pending a final review of those requested changes.

- **Accessory Dwelling Unit:**

Discussion: Add language requiring a minimum of 600 square feet in the draft language. Removal of the medium density zoning district only allowing it in the RRAOS district. Add language to the draft requiring the ADU to be fixed to the ground via concrete pad or footers.

Discussion of New Business:

A. Section 4.22 Draft

Discussion: Commission had concerns of proposed setbacks, stock pile height restrictions, and decommissioning plan. Commission requested a full review by attorney's office with revisions that reflect the Zoning Enabling act for discussion at the next meeting regarding section 4.22 in the zoning ordinance draft.

B. Sections 10,11,12,14,15 Zoning Ordinance Draft

Discussion: Section 10.03 #3A removal of Planning Commission review. All permits and reviews will be done by the Zoning Administrator. Section 11.02 A Noise. Commission discussion regarding the proposed level in the draft. Commission agreed to have attorney's office look at the police powers general ordinance regarding noise and report back regarding its inclusion in the draft ordinance. Section 11.02 D. Commission requested clarification of odor language to be more sensitive and specific regarding agricultural uses. Section 14.03 2 Capital Improvements Plan. Commission agrees to change language to reflect a review of the capital improvement plan rather than the development of a plan.

C. Section 5.05 Keeping of Animals Draft Zoning Ordinance

Discussion: Commission prefers to use the current Urban Live Stock Ordinance rather than the proposed Keeping of Animals. Commission requested that the liaison ask the board if they are interested in a full review of the current stand-alone ordinance. Commission was undecided about adopting the stand-alone ordinances fully into the new zoning ordinance. Further discussion will be needed on that issue.

D. Items for next meeting: June 25, 2024

- Revisions to the Mineral Extract Ordinance
- Review of Wind Energy Systems

- Review of the second draft of the proposed new Zoning Ordinance
- Review of draft language regarding Farm Stands

Public Comment Time: Opened at 7:51 pm

- Resident referenced Gun Range Ordinance encourage the commission to get a copy of NRA Range Guide as a reference when updating the draft. Also, referenced section 4.30 #2A with concerns over the word facility and conflict with private instructors being considered a facility.
- Resident spoke on concerns of road stands as temporary structures and parking requirements. Also, spoke on concerns of livestock ordinance being too restrictive.

Public Comment Time: closed at 8:00 pm

Planning Commission Member Time: Trustee Greenwood spoke to the ordinance on animals and the farming aspects and the need for public education.

Chairman Staib adjourned the meeting at 8:03 pm

Next meeting June 25, 2024 at 6:00pm

Shirley Tuggle, Secretary