

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIKS DRIVE
BATTLE CREEK, MICHIGAN,
PLANNING COMMISSION MEETING MINUTES
October 24, 2023

Call to Order: by Chairman, Mike Staib at 6:33 pm

Pledge of Allegiance administered by attending body.

Roll Call: Chairman Mike Staib, Board Trustee, Stacy Greenwood, Commissioners: Barbara Jones, Shirley Tuggle, Tawney Wolters, Kevin Villadsen. Six members present. Quorum was met.

absence: Claudia Brown - Excused.

Approval of October 24, 2023 Agenda: It was moved by Trustee Greenwood, seconded by Commissioner Villadsen to approve the agenda as presented. The motion was unanimously carried. Motion prevails.

Approval of September 26, 2023 Minutes: A motion was made by Commissioner Jones to approve the minutes. The motion was seconded by Commissioner Wolters and unanimously carried. Motion prevails.

Liaison report: Trustee Stacy Greenwood reported that the Master Plan and The Future Land Use Map went to Board and was tabled. It will be presented to the Board at the November meeting.

Zoning Administration Report: Temporary Zoning Administrator: Cody McCarty

- Reported catching up on back log. Receiving lots of questions regarding our livestock ordinance.

Discussion of Unfinished Business:

a. Public Hearing: Continuation of Public Hearing at the request of ManSing, LLC for conditional land use

Amendment/approval and site plan review to construct a greenhouse to grow medical and recreational adult-use marijuana under existing licenses on property addressed as 21736 Bedford Road, Battle Creek, MI 49017, Parcel No. 04-015-007-01

It was moved by Trustee Greenwood and seconded by Commissioner Jones and unanimously carried to continue public discussion on this conditional land use application.

The applicant, Mark Maurer of ManSing LLC of Paisley Trees, spoke on the application for a special use/amendment (site plan).

He spoke on a check list of factors-Carbon Filters, Secondary System, odor mitigation. Fencing, parking spaces, greater than #10 as facility is 75,000 sq. feet. Must be in compliance with all Zoning & Coding-Permit for Marijuana. In agreement to submit to township Engineers and have the Site Plan reviewed. Agreed to landscaping, addressing buffering zones, around residential parcels.

Moved by Trustee Greenwood with the following recommendations, conditions:

- Two systems for odor mitigation: carbon filtration system and ecosorb
 - Site Plan review of odor mitigation ventilation system in greenhouse by township Engineer
 - Landscape review-road frontage/odor mitigation
 - Ten additional parking spaces per waiver
 - Update on site plan of fencing
 - Update Operation Plan to identify 24-hour manned Security
 - Update Odor Operation Plan to be included in Operation Manual
- Seconded by Commissioner Wolters, unanimously carried. Motion approved

Public Comment Time: ManSing, LLC, only (outdoor grow). Open at 7:20 pm
Several residents addressed their concerns over the odor, stated they were overwhelmed by the odor. Also expressed concerns over size of Greenhouse, potential of toxicity from Cannabis, and how township will enforce.
Public Comment Time Closed at 7:28pm
Roll Call- Motion approved, to the Board.

New Business:

Chris from McKenna Assoc. led discussion (a) Zoning Ordinances, sections 2,3,4 and 16. Zoning Districts Rules for Usages.

Discussion: Fixed errors in Table of Contents and corresponding sections in Zoning Ordinance. Each section will be reviewed and compared to the old Zoning Ordinance and then make any necessary changes to the standards.

Planning Commission Member Time: No Comments

Chairman adjourned the meeting at 9:10pm

Next meeting November 14, 2023 at 6:30pm

Shirley Tuggle, Secretary

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