

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIKS DRIVE
BATTLE CREEK, MICHIGAN,
PLANNING COMMISSION MEETING MINUTES
September 26, 2023

Call to Order: by Chairman, Mike Staib at 6:30 pm

Pledge of Allegiance administered by attending body.

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

absence: Tawney Wolters- notice given.

Approval of September 26, 2023 Agenda: It was moved by Commissioner Brown to approve the agenda as presented. The motion was seconded by Commissioner Jones. and unanimously carried. Motion prevails.

Approval of September 7, 2023 Special Joint Meeting Workshop Minutes: A motion was made by Trustee Greenwood to approve the workshop minutes. The motion was seconded by Commissioner Villadsen and unanimously carried. Motion prevails.

Liaison report: Trustee Stacy Greenwood-noted nothing special coming up, Board waiting on The Master Plan to be approved and PC to start the Zoning Ordinances.

Zoning Administration Report: Zoning Administrator:

- Carin Louis has moved on to other endeavors. Currently, we have hired a temporary Zoning Administrator, Cody McCarty.
- Superintendent McKinley stated position has been posted.

Discussion of New Business:

a. 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 license on property addressed as 21736 Bedford Road, Battle Creek, MI 49017, Parcel No. 04-015-007-01

It was moved by Commissioner Brown to open public discussion on this conditional land use application. The motion was seconded by Trustee Greenwood and unanimously carried.

The applicant, Mark Maurer of ManSing LLC of Paisley Trees, spoke on the application for a special use/amendment (site plan) to add greenhouse at front of property. Doing it in stages, also adding black-out curtains if lights must stay on, stated they will abide by all codes, and zoning ordinance the township and state have. Using EcoSorb Vapor Phase Technology to minimize odor. Currently have 25 full time employees and 45-50 on site now for the harvest. Will employ about 80 local people eventually.

Public Comment Time ManSing, LLC, only (outdoor grow). Open at 6:41pm
Several residents addressed their concerns over the odor, stated they were overwhelmed by the odor. Some concern over accidents due to usage.

Other residents wanted more oversight as to smell control.

Public Comment Time Closed at 6:46pm.

Mark Maurer- was asked if he would like to respond and he spoke to the issue of odor - Statue in Ordinance, would require oversight. Stated that an outdoor grow is different from indoor, the greenhouse would allow us to grow all year long and could lessen outdoor plant size decreasing amount of odor. Harvest is only once a year. Suggestion from Commissioner Jones to check into lavender. Mark stated they would get a landscaper to consult about odor.

Seth noted two emails were also submitted in opposition to the application. See attachment.

Discussion: Trustee Greenwood and Chairman Mike Staib-spoke to the Site plan or lack thereof. During the discussion commissioners stated the site plan was lacking several key items such as dimensions, internal structural spacing of all the buildings, setbacks, and number of parking space not included, Keith (owner) stated he had submitted plans several times to Jason. Trustee Greenwood noted Ordinance section 14:21- applicant does not meet the requirements.

Chairman Staib reviewed **the Site Plan review standards section 14.21**. The commission found the standards not to be met.

Commission reviewed Operation Plan found no reference to security plan (#6 in Ordinance) residency requirement unless 24 hours, full time staff on property. Blackout curtains to comply with lighting in the ordinance. Commission stated that they would like to see what that would that look like? Ref. 4 in Marijuana Ordinance. Commission found there to be several things lacking in site plan, operational plan, and items for general use standards, and Marijuana ordinance not to be met.

Motion to continue Public Hearing until next meeting, October 24, 2023 at 6:30 pm in Bedford Township Hall pending additional materials provided.

Moved by Commissioner Villadsen with amendment by Trustee Greenwood, seconded by Commissioner Brown. Motion unanimously carried.

Bedford Charter Township Master Plan

Public Comment on the Master Plan. Open at 7:22 pm

One Document received related to Future land use map. Concerns on zoning, Custer Drive

Public Comment Closed at 7:24 pm no comments

Discussion- Commissioners- no comments

Future Land Use Map- Chris Kohrey- McKenna Assoc.

Discussion future Land use map

McKenna noted no objections to extending the mixed-use setback on Michigan Avenue from 150 feet to 300 feet, from Custer Drive to Stillson. Enterprise zone by River running into industrial area. Mixed use parcel land extends along Michigan-Custer-Stillson.

Trustee Greenwood noted Enterprise zone extends up to Kirby to the Village.

Commission discussed defaulting back to rural, residential, agricultural space. McKenna had no objection. McKenna recommended changing language on Page 51, regarding the M-37 corridor to reflect the change in future land use map.

Chris-recommends to continue to coordinate with Mr. Gordon who submitted the written comment, and move forward with the Master Plan and to be mindful of the concerns when doing the zoning ordinance. McKenna also stated the best practice to be consistent with Master Plan and any applicant would have to come before PC for a rezone in the future.

A motion was made by Trustee Greenwood, and seconded by Commissioner Jones to recommend to the Board approval of the Master Plan with the following changes:

1. Future Land Use: 150 feet to 300 feet setbacks for mixed-use between Custer Dr. and Stillson
2. Future Land Use: Removal of Enterprise Zone with change back to Rural Residential, Agricultural and Open Space on M-37 south of Village to Kirby Rd.
3. Page 51: Adjust language on M-37 corridor to reflect changes in future land use map.

Motion unanimously carried.

Discussion of Old Business:

Zoning Ordinance: Per Chris will start review in October 2023. Review specific language. Will have four discussions.

- 1) Districts permitted uses: Chapter 2-Land Use
- 2) Dimensional requirements: Setbacks
- 3) Site Design: Parking & Lighting
- 4) Processes: Site Plan Review

Discussion: Chairman Staib on informal feedback from commission members on what we would like the process to look like. McKenna recommended sending each phase over to the Board of Trustees for informal feedback to not have to go through everything all at once again. Trustee Greenwood agreed.

Open Public Comment Time: 8:03 pm Residents concerned over greenhouse size and odor. Another resident spoke of a member (board) who does not live in township and the accountability the Commission has.

Close Public Comment Time: 8:10 pm

Planning Commission Member Time:

Trustee Greenwood spoke to the enforcement side of an ordinance due to several complaints related to odor.

Chairman Staib stated will get clarification on size of greenhouse operations and size of overall site plan.

Chairman adjourned the meeting at 8:16pm

Next meeting October 24, 2023 at 6:30pm

Shirley Tuggle, Secretary