

**Charter Township of Bedford**  
**115 S. ULDRIS DRIVE**  
**BATTLE CREEK, MICHIGAN 49037-1165**

**PLANNING COMMISSION MEETING**  
**APRIL 19, 2017**  
**6:30 PM**

The Bedford Twp. Planning meeting was called to order at 6:37 p.m. by Chairman, Mark Hires.

Members Present: Barry Beamish (new member), Joe Cipic (Board Mbr.), Mark Haineault , Mark Hires, Barb Jones, Susan Morgan (new mbr.)

Absent: O'Dell Miller

Twenty citizens present.

Chair Hires first explained the meeting procedure for Public Hearings and audience participation and continued into our first order of business:

**Agenda item #4- Election of Officers:**

Mark Hires (Chairman) Motion by Mark Haineault - Seconded by Jones

Barb Jones ( Secretary) Motion by Joe Cipic - Seconded by Haineault

Mark Haineault (Vice Chair) Motion by Mark Hires - Seconded by Cipic

(All Officers unanimously approved.)

**Agenda item #5 - 2017**

**Meetings:**

(Tuesday 6:30 p.m.) April 18, June 13, Sept. 12 and Nov. 14. Motion by Haineault, seconded by Cipic. All in favor.

**Agenda item #6 - Drafted Chicken Language:** Language has been drafted and submitted to Atty. MacFarlane and returned to this committee with recommendations to review. The City of B.C. has also been drafting language to be voted upon in May. Chairman Hires would like to, therefore, table our draft in order to go over the City's proposals to keep some kind of continuity between the City and the Townships. We can then move forward with our draft at the June meeting.

Mr. Johnkoski has attended the City meetings and commented that their language is pretty set. He also commented, "he wished the City had been present at our meetings because he felt we made more sense."

Jones asked him about the City using "livestock" in their language. Mr. Johnkoski said they're calling it that but they're referring to chickens, no roosters and perhaps a goat or two. No other farm animals such as pigs, cows, etc.

Motion to table the chicken discussion until the June meeting by Cipic - seconded by Haineault - All in favor.

Sally will submit copies to us from the City's website.

**Agenda item #7, 8, 9 - Overflow Church Rezoning Request:**

Petition to combine four surrounding lots to the existing Overflow Church property as one. Pastor Davis mentioned the bad condition of the homes removed and that the church has since taken care to improve those lots and create more parking for the church as well. Request to the County is also being sought to remove the existing road. Future building plans can then be explored to enlarge the church itself. Mr. Johnkoski asked if the road removal would hinder any necessary service and the answer from the Chair was "no." There being no other public comments the public hearing was closed at 6:44 p.m. Haineault and Hires also commented that the planned proposal would also fit into the Master Plan.

Motion to approve - Haineault, seconded - Jones. All in favor.

**Agenda item #10, 11, 12, 13 - Conditional Use Permit to allow Residential 2930 W. Michigan Ave. (Mr. Roger Cole):**

Mr. Cole is requesting that his Commercial-zoned property be allowed a conditional use permit for Residential use. Greenhouse was on property which is why it was zoned as commercial but his use will be residential only. Hires explained that there were many inconsistencies in zoning practices at that time and Haineault also mentioned there were many "mixed use" parcels. Hires said the overlay district goal was to allow some mixed use, for example, Turner Vet Clinic. Atty. MacFarlane is not familiar with the overlay language and particulars but remarked that the bank would not challenge the township's decision and would accept our permitted choice. Haineault is certain that there may be problems with a bank loan for property listed as "mixed use." It was decided to allow a Cond. Use to full "Residential." It was also noted that a conditional use permit can be revoked at any time. Jeneal Royer said when she was interested in purchasing the property, she was never told that it was commercial zoned by her realtor.

Chairman Hires closed the Public Hearing at 6:53 PM

Committee discussion continued; Barry Beamish asked how this decision could effect that future property sale and the Chair explained that the Master Plan would support a change back to commercial.

Haineault moved to support property zoning change from commercial to residential, seconded by Cipcic. Roll call vote unanimously in favor.

No other business, meeting adjourned at 7 p.m.

Respectfully submitted,

Barb Jones,  
Secretary