

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIKS DRIVE
BATTLE CREEK, MICHIGAN,
PLANNING COMMISSION MEETING MINUTES
March 28, 2023

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

- **Pledge of Allegiance administered by attending body.**

Roll Call: Barry Beamish, Board Trustee; Commissioners: Barbara Jones, Shirley Tuggle, Claudia Brown, Kevin Villadsen, Tawney Wolters, Michael Staib. Quorum was present.
absence: none

Approval of March 28, 2023 Agenda: moved by Trustee Beamish, second by Commissioner Villadsen; motion approved.

Approval of February 28, 2023 Minutes: moved by Commissioner Villadsen, second by Commissioner Brown; motion approved.

Liaison Report: Trustee Berry Beamish stated that nothing going on at the Board will keep you informed. Will report time line on the Solar Ordinance when we have it.

Public Comment Time on Agenda Items: Open at 6:33 pm

Justin Shotts: Spoke on lack of representation for citizens of Bedford. Believes the PC should state source that drives these changes i.e., Solar Ordinance. Had concerns about map regarding St. Mary's Lake and area labeled Water Front Residential. Believes public land is being turned into private land. Questioned where zoning sources are coming from. Where is this zoning sources coming from? Questioned the review and revision of the Solar Ordinance.

Chris Wolters: Expressed concerns regarding zoning. Owns small farm on Kirby Road, and does not want neighborhood residential area extended in this area. Prefers to keep rural characteristics of area.

Tyler Eller: Does not support the extension of neighborhood residential to the Kirby Road area.

Brandon Lumberg: Recently opened a new business with brothers. With new proposals will have to take their business and leave township. We (3) are volunteer Firefighters, so if the township loses them, it will lose people who respond to fires if zoned this way, no water supply out here to fight these fires with homes packed so tight. Prefer line moved south.

Adam Heikkila: Former supervisor; need more participation, input. Hold off on major decisions, especially the Master Plan. Do some big events to increase public participation, so this doesn't fall on PC.

Jayne Brown: Informed by neighbor regarding recommendations to zoning changes. Has lived here 30 years, noticed getting lots of mail about selling my property. Need to know of any changes. Not fair.

Luis Hernandez: Veteran, doesn't like being in city, wants to be left alone. But this is a big change for Adams Rd.

Holly Durant: Lives on Meachem Rd. Has a small farm, enjoys living in Bedford. Does not support recommended zoning changes to Kirby Road area.

Sean Wyman: Does not support the extension of neighborhood residential to the Kirby Road area.

Darcy Perks: Does not support the extension of neighborhood residential to the Kirby Road area.

Joel Lawson: Consumer Energy, introducing self to group. Commented on Solar Ordinance and offered their assistance. Interested in any changes to land uses that impact utilities.

Public Comment closed at 6:59 pm

Unfinished Business

Chairman Staib- Final Discussion of Master Plan- Raphael Kasen from McKenna presented the updated and revised Master Plan for the township.

- Commissioner Wolters: identified typo correction on page 8
- Commissioner Villadsen: corrections- Calhoun County Road Commission page 41, second paragraph; page 31 move Neighborhood Residential Heading to another pg. Also page 33 move heading.
- Commissioner Wolters: Issues with zoning, neighborhood residential page 32- 4units/acre future land use boundaries?
- Chairman Staib noted 15,000sq feet=1/3 acre, is the minimum in the medium density residential. No one is being re-zoned.
- Trustee Beamish: Raised the question, is there a better way to describe 4units/acre in the Neighborhood Residential district?

Raphael from McKenna: Discussed the Future Land Use Map. Zoning language can be written as such that a rezone cannot be requested unless property is adjacent to what would be considered Medium Density residential. Also, states that the zoning request would come with a public hearing in that hypothetical scenario.

Trustee Beamish: Stated Kirby Road area was considered for the delineation line. Suggested a compromise to preserve Kirby Road area and give an opportunity for growth by moving the boundary line further south.

Kyle noted Master Plan is the Township's Visionary guiding plan for the next 5-10-20 years

Trustee Beamish Proposed moving growth boundary down in a straight E/W line, from Holly Road to County Line Rd, using the south border of all parcels to the north of that line as the boundary.

Final Discussion of Solar Ordinance Review-Changes:

All agreed on the language regarding the 2ft perimeter on roof line in the residential solar.

All agreed on the General Maintenance Bond change, giving the Planning Commission oversight with the ability to attach conditions.

Moved by Trustee Barry and second by Commissioner Jones, affirmative 7, motion approved for public hearing.

Open Public Comment Time: 7:47 pm:

Justin Shotts: Thanked fire fighters, for being at the meeting. No changes to map. Put up the items proposed on website.

Janie Cole: Concerned about possible development near her. Moved here to be out of the city. Might have to move out of Bedford Township if development occurs.

Jayne Brown: If you change zoning, every 5 years, will my property zoning change or not? Not an internet person, we need a better way to know what is going on.

Isaiah Cole: Worked hard to get to this place, just heard about this want to keep property as is.

Andrew Dowd: Lives on Adams Road, likes community, thinks selling parcels to family, friends is ok. Main concern is developers and large-scale developments.

Chris Wolters: Thanked the commission for listening.

Andy Dowd: Property next to him was sold to developer, zoning is different across the road, rather strange. What can be done?

John Wyman: Great turnout, lived here 28 years, doesn't want circle drive, packing in more houses.

Adam Heikkila: Who makes the decisions and where are the decisions coming from? Concerned about centralized power and the tyranny of progress. Need to work towards more input from the public.

Luis Hernandez: Worked to own our own homes. Upset over the kilowatt hours and the people not being asked about the increase in the rate. Just wants a voice.

Tyler Eller: Echoes the comments of the other residents and asks the Commission to be part of the community.

Close Public Comment Time: 8:09 pm

Planning Commission Member Time:

Trustee Beamish: Stated he was not aware of activity on Adams Road, and that a Building Administrator had been hired. The Board meets on the 2nd Thursday of the month, show up and be a part of the process. Dates are set a year in advance. Also, stated that he has never seen the

Consumers Energy representative before. We put ordinances in place to help and protect the residents.

Commissioner Wolters: Stated that she had heard something about Adams Rd; would want to do more research in regards to Adams Rd.

Commissioner Tuggle: Echoed Commissioner Wolters and encouraged the residents to tell us what they are thinking.

Commissioner Villadsen: Want to hear from you, glad to see more of you.

Commissioner Jones: Points out that she has seen the room filled only a few times over the years. Please come back and participate in process.

Commissioner Brown: Interested in knowing more about a possible developer? Not aware of anything. Encouraged everyone to come back to the next meetings.

Chairman Staib: Stated Solar Ordinance directive came from the Board, primarily to protect residents. Our Master Plan-directive came to us due to it being up for the 5 year review; which we must do every 5 years. Stated that the communications are now online and reaffirmed continued commitment to getting the communications posted online. Encouraged the residents to take the time to be a part of the meetings so that their voices can be heard and pointed out the compromise tonight to move the growth boundaries due to public concerns.

Chairman Staib adjourned Meeting at 8:21 pm

Next meeting May 23, 2023 at 6:30pm

Shirley Tuggle, Secretary