

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

Call to Order-6:30 pm by Chairman, Kevin Villadsen

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

Roll Call-. Barry Beamish, Board Trustee; Commissioners: Barbara Jones, Shirley Tuggle, Claudia Brown, Kevin Villadsen, Michael Staib. Quorum was present.

Excused absence: Tawney Wolters

Approval of January 24, 2023 Agenda: Moved by Trustee Beamish, second by Commissioner Staib motion approved.

Approval of November 15, 2022 Minutes: moved by Commissioner Brown, second by Jones. Motion approved.

Liaison report: Trustee Berry Beamish stated that the Board was waiting on the Planning Commission's recommendations but no pressure. And he thanked all for just being present and committed to the process.

Zoning Report: Kara Dougherty (**Building and Zoning Administrator**) No report. Kara Dougherty has resigned.

Public Comment Time On agenda items: Open and closed at 6:36 pm, no comments.

New Business: Appointment of chairs; Michael Staib for Chair, Kevin Villadsen for Vice Chair and Shirley Tuggle for Secretary. Moved by Trustee Beamish, second by Commissioners Jones and Brown, Motion approved.

Chairman Staib- Presentation of Master Plan Draft-Update- Raphael Kasen presented the updated and revised Master Plan for the township.

- He discussed the revised map on **future land** use. maintain character of the township
- He identified and explained Enterprise zones, north/south corridor
- Neighborhood Residential- medium density-focus M89
- Commercial zones
- Mixed use zone label for flexibility-residential and commercial
- The use of zoning plan- tied to future land use...new requirements page 35

- Corrections- page 21=5 parks, page 22= 3 cemeteries: pg. 10 utilities one? Custer Drive to Enterprise zone.
- Page 40- transportation zoning, no open space. Explore acquisition for open space.
- The extension of mixed use-Morgan Road –to Hubbard, So. East corner? Northside of Morgan, 150’ set-back for mixed use to Hubbard. Michigan Ave corridor change mixed use to enterprise and extending to Banfield. Kirby (2Mile Rd) to county line to Collier change neighborhood to Residential medium density, south part of town.
- St. Mary’s lake-residential water front-sewer? yes

Much discussion ensued related to future development-M89 corridor and Bedford Village.

Commissioners asked questions about those areas on the map and proposed more clarity on sections.

Master Plan- - Discussion was had on several incorrect statements noted in the Master Plan. Raphael stated all will be corrected before next meeting in prep for the final Master Plan.

Solar Ordinance Review-Mr. Kasen presentation included several samples of other townships) for review and discussion. Similar (Stockbridge) to Bedford. Small scale/large scale & regulations for each-setbacks? Three feet or two feet, access roof to service panels. Bedford request 2 feet, draft edge setback for residential.

Concern is roof access.

Small scale residential require 20% (ground) mounted of lot area or 20 acres.

Commissioner Jones spoke related to abandonment (of property) after one year?

What happens? Raphael referred to page 13 on blight. Incorporate under blight.

Commercial-setbacks-from non-participating parcel 300, 200 feet example. Looking at Stockbridge, looking at screening. Street side 200 feet.

Page 7 protecting wet lands, 200 feet? Raphael looking at 100’? Bedford would want 200 feet. Page 8-50 feet setback from lot line participating parcel. .” Let’s get clarification from our attorney”.

Landscaping and Buffer:

Screening: 8 feet trees? (Evergreens) require more than 8’ at least 12 feet. Can consider natural buffer. Bedford wants like berm on top. 12’ high, 10’ on center, 4’ berm

Ground cover between panels-pg. 8. Noise pg. 9 decibels 40db/a

Decommissioning section- strong. Attorney, please look at setbacks

Road damage-pg. 10, item 16-strong.

Open Public Comment Time: 8:13 pm: Justin Shotts questioned accuracy of map.

Future Use map incorrect...” I have been researching St Mary’s Lake it is marked as water front, but no easement there it is public land.

Adam Heikkila. ...” This board has come a long ways since 2017. This meeting did not have any Public Comment time. By law you are required to have public comment...you

make all the decisions without any input. Increase the participation, you will get a lot of diverse information.

Close Public Comment Time: 8:21 pm

Planning Commission Member Time:

Commissioner Villadsen stated Master Plan is not set in cement, public comment will be held.

Commissioner Mike Staib stated his thanks to the Planning Commission and noted public comment will be obtained as required.

Chairman Staib adjourned Meeting at 8:24 pm

Next meeting February 28th, 2023 at 6:30pm

Shirley Tuggle, Secretary