

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIKS DRIVE
PLANNING COMMISSION MEETING MINUTES
BATTLE CREEK, MI 49037
October 25, 2022

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, Tawney Wolters and Michael Staib. Quorum was present.

Approval of October 25, 2022 Agenda: Moved by Jones, second by Wolters motion approved.

Approval of September 27, 2022, Minutes, moved by Beamish, second by Tuggle, Motion approved with correction to the minutes.

Liaison report: Trustee Berry Beamish stated that the Board has asked the Planning Commission to review the Solar Energy Package with more focus on Commercial aspects. Attorney Seth will meet with us to give guidelines. The PC must finalize their recommendations (Jan. 23) and send to Board by February 2023.

Zoning Report: Kara Dougherty (**Building and Zoning Administrator**) noted that Zoning reviews have increased while Building Permits have slowed down. With Solar on the agenda, McMannes reached out (Barry County) also working on their Master Plan with Solar Energy. We might want to look at their plan and align as we are adjoining counties. Maybe in November, Seth coming to review Solar Ordinances maybe reach out to Raphael (McKenna) would do an Educational session on Solar Energy Ordinances since our Master Plan is under review. Also Kara stated that she has resources from MSU Extension Class that she could share with Commissioners.

Public Comment Time: Open 6:30 pm

Jim Grupka of Baseline Road and Halbert stated concern related to the contaminated soil. He asked the Commission to protect the environment.

Hal Gray asked where are the panels going to be located?

Kara stated that Consumer Energy will have an open house Spring Event for the public. Date will be published so people will know.

Melissa McKay stated she was appalled at the massive Solar farms, loss of property value?

Diana Williams wanted to know how to get information? Answer on facebook page. and web page also call leave your number.

Public Comment Time: Closed a 6:44 pm

Unfinished Business: none

Discussion New Business: Trustee Beamish noted that Greg Moore (Public Relation) of Consumers reviewed our Ordinance, some concern-Agricultural Land diminishing and what would be the benefit to Bedford? Commissioner Wolters noted she reviewed the ESG report. Brown spoke to several residents who were negative about Solar. Staib concerned, look at it (oversight draft in 2018) by Atty. Seth he has wealth of information, current ordinances for home owners fairly good, that's personal.

Villadsen stated we are in process of Master Plan review. Jones asked about flat panels? .."Europe has the flower tulip- burngrinder style. Kevin don't preclude personal-for big commercial. Mike asked about posting requirements- newspaper?..nothing legal we have to do? Since no meeting in December. Kara stated she would reach out to Seth, special meeting? Workshop? Will check dates.

Open Public comment time:7:00 pm

Diana asked about who set the date? (Feb). Answer- our boss the Board. She spoke on the Solar Panels on N Drive to Turkeyville-Solar Panels ... "think of the people".

Lawrence Leciejewski asked who takes care of recycling?.. Locked by noon, full, need bigger bin.

Public Comment closed: 7:04 pm

Planning Commissioners time: Claudia spoke her concern on Commercial Solar and protection for residents, all the commissioners agreed with issue. Be diligent. Barry directions to look for, spoke on preserving farmland, benefit to residents not know related to Solar; setbacks, green barriers, wildlife, erosion, deconditioned then what? Consumers' looking for property.

Chairman Villadsen adjourned Meeting at 7:11 pm

Next meeting November 15, 2022, at 6:30pm

Shirley Tuggle, Secretary