

**CHARTER TOWNSHIP OF BEDFORD**  
**115 S. ULDRIKS DRIVE**  
**BATTLE CREEK, MICHIGAN,**  
**PLANNING COMMISSION MEETING MINUTES**  
**November 15, 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 November 15, 2022 Agenda:** Moved by Trustee Beamish, second by Commissioner Brown motion approved.

**Approval of October 25, 2022, Minutes,** moved by Commissioner Tuggle, second by Jones. Motion approved.

**Liaison report:** Trustee Berry Beamish stated nothing new that the Board was waiting on the Planning Commission's recommendations on The Solar Energy Package and that he was anxious to see where we are with the Master Plan.

**Zoning Report:** Kara Dougherty (**Building and Zoning Administrator**) noted that Zoning and Building Permits have slowed down and that she has been able to scan files and review expiring permits.

**Public Comment Time On agenda items:** Open and closed at 6:34 pm, no comments.

**Discussion of Old Business: A. McKenna Update-** Raphael Kasen, first (1<sup>st</sup>) updated on The Master Plan for the township. 1. A **future land** use map was presented. 2. Section 7, the goals and objectives was reviewed on page 25. Beginning of discussions on Zoning results for land use-medium density housing, subdivisions, low density for residential and agricultural. Couple pockets of commercial, industrial, mobile homes. Mixed use is an interchange district mix of residential and commercial part of the discussion, the vision of the municipality. Survey revealed much interest in the M89 corridor what to do with it ?, mixed use? Also, North 37 village another mixed use district.

Commissioner Wolters asked about scattered land use? answer that majority of neighborhoods medium density land use; question- we should move away from spotted zoning. Raphael noted that he would be working with Kara on the 2<sup>nd</sup> draft for the Master Plan. Discussion on several incorrect statements noted in the Master Plan.

**Discussion New Business:** A. **Public Hearing**, Parcel #04-020-002-00, 20701 Collier Ave **Re-Zone** request from agricultural to medium density residential.

**Applicant Andrew Collins** presented his case for re-zoning; Mr. Collins noted that his property was less than acre, Ag was (2 acres) and that he wanted to put up a garage on his property. He noted that his neighbors are zoned medium residential.

**1. Kara (Zoning Administrator)-** stated that this home was the first in the area (Hollow) and Zoning Admin. was not re-visited. She noted that this rezoning to residential would bring the parcel back into compliance.

**2. Public comment for Rezone Request Open and closed:** 7:03 pm no comments.

**3. Planning Commission Discussion:** Should this be addressed with the Master Plan as we have several parcels in this situation? Kara mentioned this is part of several things she wants to take care of, will discuss with Raphael, planners. **4. Trustees** Beamish moved and Commissioner Jones second to approved the re-zoning request- Majority in agreement. Motion approved.

**Continue: Discussion of Old Business:** Bauckham, Thall, Seeber, Kaufman & Koches.

**Solar Presentation by Seth Koches** who stated that the Township's Solar Ordinance was outdated and in need of review. Many Solar projects in Calhoun County none in Bedford. Solar requires 200 acres. Presentation of slides and discussion of Commercial Solar Energy farms. Life expectancy between 20-40 years. State policy, Gov. Whitmer wants 35% renewal energy. Best practice to consider Solar along with the Master Plan. Trustee Beamish stated this is a big project, much resident concern, contamination of soil, think is it right for Bedford? Doesn't change zoning classification, involve your engineer and attorney. Very Expensive. Concern old Halbert Farms. Have a February, 2023 deadline for the board. Trustee Beamish states we have some flexibility. Kara noted that they (Consumer) have plans for a public event in the spring 2023 but they are planning 4-5 years in the future.

**Chairman Villadsen** presented the Planning commission meeting dates for 2023; Moved by Beamish, second by Staib all in agreement, motion approved.

**Open Public Comment Time:** 8:08 pm, several residents spoke to the Presentation of Solar Energy Farms-not in favor of having them. Many spoke of the uncertainty of this venture.

**Close Public Comment Time: 8:28 pm**

**Planning Commission Member Time:** Mike Staib states this is a hot priority, very important. Trustee Beamish thinks we can put parameters in place, ways to control.

Chairman Villadsen adjourned Meeting at 8:33 pm

**Next meeting January 24, 2023 at 6:30pm**

Shirley Tuggle, Secretary