

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIKS DRIVE
BATTLE CREEK, MICHIGAN,
PLANNING COMMISSION MEETING MINUTES
July 25, 2023

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

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

Roll Call: Board Trustee: Stacy Greenwood, Commissioners: Barbara Jones, Shirley Tuggle, Claudia Brown, Kevin Villadsen, Tawney Wolters, Michael Staib. Seven members present. Quorum present
absence: none

Approval of July 25, 2023 Agenda: One amendment to be added under #9 letter C- Setting public hearing date for the Master Plan. Moved by Trustee Greenwood, second by Commissioner Wolters. Seven affirmative, motion approved.

Approval of June 27, 2023 Minutes: Moved by Commissioner Brown, second by Commissioner Jones. Seven affirmative, Motion approved.

Liaison report: Trustee Stacy Greenwood-We reviewed the Solar Ordinance and it was comprehensive, approved to move forward with the removal of exclusion PA-116.

Zoning Administration Report: Zoning Administrator-Jason Ughetti

- Jason Ughetti has moved on to other endeavors. Currently, we have a temporary part-time Zoning official, Mr. Dennis McKinley until position opening is closed on August 8, 2023.

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

Public Comment Time Closed at 6:36 pm

Discussion of Old Business

Continuation of Public Hearing: Public Hearing of Parcel #04-018-002-07, 21864 W County Line Rd: Conditional Use Request for Hazen Gardens. The applicant is asking for Conditional Use permit approval for one (1) Medical Marijuana Grow Facility and one (1) Recreational (Adult Use) Marijuana Grow Facility.

Moved by Commissioner Jones, and second by Trustee Greenwood -7 affirmative votes To move forward on this Conditional Use Request. Motion approved.

Discussion ensued

With review of Letter from Zoning Administrator (Site Review) and the review of additional materials submitted as requested by The Planning Commission the following conditions/standards are recommended for the site plan review before the next board meeting:

1. Condition: maintenance of driveway for access of emergency vehicles and safety vehicles.
2. Condition: Area designated for parking lot (accommodate 12 parking spaces)
1 space per 200 sq. feet of 80X30 building highlighted on aerial view
3. Condition: Zoning Official to do another site review to concur with the above conditions and Zoning ordinance.

Trustee Greenwood moved for recommendation of approval of Hazen Garden Conditional Use Request to the Board with the above 3 conditions. Second by Commissioner Wolters. Roll Call, 7 affirmative, Motion prevails.

Discussion of New Business

McKenna: offering a joint training day to Planning Commission, Board and ZBA (Zoning Broad Administration). Looking at September, 2023 the 2nd half of the month.

MTA Training Sessions: Do we have log in for the MTA site or do we need re-set? YES-5 reset- Checking Zoning Books for updates needed? Let Chairmen Staib know.

Master Plan Public Hearing Review: 63 day review period done **August 15, 2023.**

Moved by Trustee Greenwood and second by Commissioner Brown for Public Hearing date. Roll Call, 7 affirmative, motion prevails.

Master Plan Public Hearing set for PC meeting on September 26, 2023.

Open Public Comment Time: 7:21 pm, no comments.

Close Public Comment Time: 7:21 pm

Planning Commission Member Time:

Chairman Staib thanked everyone for their work on the application.

Meeting adjourned at 7:22 pm.

Next meeting September 26, 2023 at 6:30pm

Shirley Tuggle, Secretary