

CHARTER TOWNSHIP OF BEDFORD
115 S. ULDRIKS DRIVE
PLANNING COMMISSION MEETING MINUTES
BATTLE CREEK, MI 49037
August 30, 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, Kevin Villadsen, Claudia Brown

Excused: Tawney Wolters

Approval of August 30, 2022, Agenda. Moved by Jones, second by Brown motion approved.

Approval of June 28, 2022 minutes, moved by Tuggle second by Jones, Motion approved.

Liaison report: Trustee Berry Beamish noted the Planning Commission's support for the Master Plan work and get back on track. This is a big process. The River Road Water project received approval to go forward. We have been assured by the engineers the \$5.2 Million under (Federal) loan forgiveness will be granted before we sign for the project. Remember the Flint water deal, lots of Federal monies out there. We are number #3 on the list for this project. No time frame yet but maybe early spring to break ground. The way Line is structured so more persons will be able to tap into it. The River Road project will benefit more people, (neighborhood) this way. The idea is to expand in the future. Discussion-with residents; who owes lines-Bedford or City? The line must be maintained and repaired. We could take (Line) back at any time. Bedford Township would have to cover future repairs, however, would bring in more revenue. Discussion with residents on which way to go, we need expert input. \$5.2 Million cost but assured Federal Grant will **forgive that cost but not** Hook up for residents-of \$500-\$600 cost which can be attached to taxes and spread over time. Residents are enthused so they no longer need to use bottled water or filters.

Residents' option?-if on well water must hook up due to pFAS contamination.

Zoning Report: Kara Dougherty (Building and Zoning Administrator)

- States from July 26, 2022, last meeting should have been, to today, with permits, enforcements, and rentals marijuana \$67,039.16. YTD-\$257,120.80. We have been busy this year.

- Congratulations to Kara Dougherty on her successful completion of the Michigan State University Extension Master Citizen Planner (MCP) credential. (Letter attached from MSU).
- Re-cap on-Parcel #04-560-020-02-1102 West River Road-Conditional Use Request for Evolution Grow. The applicant is asking to be approved as a Medical and Recreational Marijuana Processing Facility. This parcel is in front of their current facility, south, and west of the driveway. Request Conditional use must be separate from the original. This request will allow all operations in one central location. The zoning issue was the setbacks, once parcels are combined will not be an issue. They have our approval. Have an application in. Question- Jones asked about the Plan review- draft stop vertically what is that? Answer- for a fire stop. Fees paid.

Public Comment Time: 6:45 pm-open- Scott Carr asked where the water main on River Road would start and end. In Urbandale, Stringham road area across the river, the bridge to waste river. 6:47 pm Public comment closed

Unfinished Business:

- McKenna update. Kara noted Team coming for the PC meeting on September 27, 2022. See attached Master Plan Project Timeline Update. Corrections-BBQ canceled 8/13/22, Spaghetti dinner changed to Oct. 1, planning on being here. Thinking about a public survey again.
- The team has been working behind the scenes with changes in the ordinances and building permits.

New Business-

- 6:50 pm open Public Hearing on Parcel #04-560-020-02 West River Road-Conditional Use Request for Evolution Grow. Moved to open presentation by Claudia, second by Jones motion approved.
- The applicant, Craig Aronoff, Lawyer for Evolution Grow and Project Manager, Cory Potter was asking to be approved as a Medical and Recreational Marijuana Processing Facility. This would combine two parcels-and move the processing facility to Bedford. Plans are in compliance with all required standards. This will allow all operations to be in one central location. The issue with zoning was set-backs, problem solved, and application attached to the minutes. The marijuana license was pre-paid. Jones noted she was on the tour and was impressed with the operation.
- Trustee Beamish asked Kara about building permit- answered submitted, building portion for warehouse well as Industrial zoning posted. Moved by Trustee Beamish, second by Jones, motion approved - send the request to the Board for approval on September 8, 2022
- **7:04 pm Open and closed Public Comment Time:** no comments

Planning Commission Member time:

Tuggle stated that she was amazed at the water system for Evolution Growth, (during the tour) great process with no dirt. Anyone wanting a tour just call. Commissioner Villadsen adjourned the meeting at 7:05 pm

Next meeting September 27, 2022, at 6:30 pm

Shirley Tuggle, Secretary